

PB# 02-01

**Benjamin Harris (SP)
(Withdrawn)**

13-5-29

TOWN OF NEW WINDSOR
PLANNING BOARD

Withdrawn COPY

5-18-05

02-01

BENJAMIN HARRIS SITE 1 & 2
RT. 9W & RIVER ROAD
OFFICE BUILDING

**Taconic Design
CONSULTANTS, INC.**

1 GARDNERTOWN ROAD * NEWBURGH, NY 12550
(845)-569-8400 * (fax) (845)-569-4583

DRAINAGE REPORT

for the

BEN HARRIS BUILDING

River Road
Town of New Windsor
Orange County, New York

Report prepared for:

Anthony J. Coppola, Architect
375 Third Street
Newburgh, NY 12550

Report prepared by:

Taconic Design Consultants, Inc.
1 Gardnertown Road
Newburgh, NY 12550
(845) 569-8400

October 1, 2002
Job #02355-AJC

I Commentary

1.0 Purpose:

The purpose of this study is to analyze the impacts, if any, which would be generated by a commercial site development known as "Ben Harris Building" located at River Road in the Town of New Windsor, Orange County, New York, and to develop a stormwater management plan for the site.

2.0 Project Description:

The proposed project is an office building on a 3.24 acre commercial building lot that is presently predominately meadow. The lot will have access from River Road, Old Route 9W and Union Avenue. Site plans, prepared by Anthony J. Coppola, RA for this project detail all improvements and sedimentary control measures and are a part of this report.

3.0 Quantitative Analysis:

This study analyses the pre-development and post-development storm drainage flows using the rational method per Town regulations. Quantitative storm water flows are evaluated.

3.1 Drainage Area:

The drainage area is the project site of the 3.24 acre site, 2.10 acres will become impervious due to the proposed development. This area drains into an existing culvert in the NYS DOT R.O.W.

3.2 Soils:

Based on the Orange County Soil Survey, it was determined that the soil within the drainage areas is as follows:

<u>Symbol</u>	<u>Description</u>	<u>Hydrologic Group</u>
MdB	Mardin	"C"

The runoff coefficient (C) is based on "C" soils.

3.3 Land Coverage:

The type of land coverage for the areas analyzed was determined by field investigation of this site and the soil survey. The area analyzed is presently predominantly meadow.

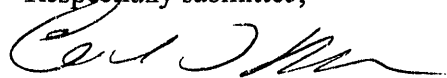
3.4 Analysis

The rational method is used to calculate the increased flows from development for a 24 hour 25 yr storm (per Town and NYS DOT regulations). A subsurface infiltration system is designed to accommodate this increased flow so the "No increased runoff" provision in Town codes and NYS DOT regulations is achieved. This system also accommodates the first flush and will reduce runoff to below predevelopment rates for the design storm.

4.0 Conclusion:

Based on the analysis and results set forth in this study and the associated reference material, it is the professional conclusion of the undersigned that the proposed commercial development "Ben Harris Building" will cause no adverse environmental impacts.

Respectfully submitted,



Charles T. Brown, PE
Taconic Design Consultants
President
NYS Lic. # 065996

DRAINAGE ANALYSIS

CRITERIA

RATIONAL METHOD ANALYSIS

PRE AND POST DEVELOPMENT ANALYSIS - TOTAL RUNOFF
 (DEVELOPED AREA ONLY) (2.10 AC OF 3.24 AC)

PRE-DEVELOPMENT

$$C(\text{MEADOW}) = 0.35$$

$$C_A = 2.10 \text{ AC} \times 0.35 = 0.735$$

POST DEVELOPMENT

$$C(\text{IMPERVIOUS}) = 0.95$$

$$C_A = 2.10 \text{ AC} \times 0.95 = 1.995$$

TOTAL VOLUME OF ADDITIONAL RUNOFF

25YR STORM 6.5 IN RAIN (24 HRS.)

$$Q_{\text{TOTAL IMP. PACE}} = 6.5 \text{ IN} \times \frac{1}{12} \times (1.995 - 0.735) \times 43560 \text{ S.F./AC} \times \frac{1}{2} \\ = 29730 \text{ C.F.}$$

$$\text{SAT } 100' \times 40' \text{ AREA} \times 3" / \text{HR ABSORPTION} \times 24 \text{ HR} \times \frac{1}{2} = 24000 \text{ C.F.} \\ (\text{CONSERVATIVE, AREA PERC} = 5 \text{ MIN/IN} = 12 \text{ IN/HR})$$

$$\text{TOTAL STORAGE REQUIRED} = 29730 - 24000 = 5730 \text{ C.F.}$$

DEPTH OF PAD (ASSUME 50% VOIDS)

$$d = \frac{2Q}{100 \times 40} = 2.865' \text{ SAY } 3'$$

$$\text{CHECK FIRST FLUSH} \Rightarrow 2.10 \text{ AC} \times 0.5 \times \frac{1}{2} \times 43560 = 3812 \text{ C.F.}$$

FIRST FLUSH < REQUIRED STORAGE, USE
 SAME SYSTEM FOR BOTH

INFILTRATION SYSTEM

INFILTRATION UNITS - 16 ROWS OF 5 = 80 UNITS

PAD AREA = 100' x 40'

PAD DEPTH = 3'

USE UNIFORM CRUSHED STONE (50% VOID RATIO)

VOLUME PROVIDED

INFILTRATOR UNITS $\Rightarrow 80 \times 138 \text{ GAL} \times \frac{1 \text{ CF}}{7.48 \text{ GAL}} = 1475 \text{ C.F.}$

STONE SURROUND $\Rightarrow 0.50 \times (100 \times 40 \times 3 - 1475) = 5263 \text{ C.F.}$

TOTAL 6738 C.F.

PROVIDED 6738 C.F. > 5730 C.F. REQ'D O.K.

WATER AND SEWER SYSTEM REPORT

**Proposed Building for Ben Harris
River Road
New Windsor
Orange County, NEW YORK**

PREPARED BY

Gilson Engineering Associates
15 Shea Knolls Ct.
Campbell Hall, New York 10916

September 16, 2002

JOHN D. GILSON, P.E.
NY. STATE LICENSE NO. 60186

TABLE OF CONTENTS

Project Description

Sanitary System

- 1.0 PURPOSE
- 2.0 PROJECTED SEWAGE FLOW
- 3.0 CONSTRUCTION

Water System

- 1.0 PURPOSE
- 2.0 PROJECTED WATER FLOW
- 3.0 CONSTRUCTION

LIST OF DRAWINGS

Title sheet T-1
Site plans SP-2

Project Description

The Ben Harris Building project is located in the Town of New Windsor between the intersections of Old Route 9-W, River Road and Union Avenue. It is composed of a single (4) story office building (C-1 occupancy).

The proposed sewer connection is to be a 4" PVC gravity line connected to a manhole at the intersection of River Road and Union Boulevard.

The water for the site is to be connected to an existing 8" main in Union Avenue. The water will be used for light commercial purposes, (2) site fire hydrants (to be granted to the town) and a class-1 combined stand pipe and sprinkler system.

Sanitary System

1.0 PURPOSE

The purpose of this report is to detail the design considerations and construction of a sewage line for the Ben Harris Building project.

2.0 PROJECTED SEWER FLOWS

The projected sewage flow for the project is to be the same as the water usage determined in the water section of this report.

Peak flow = 88 GPM.

Average flow = 940 GPD

3.0 Construction

The proposed sewer connection is to be a 4" PVC gravity line connected to a manhole at the intersection of River Road and Union Boulevard, see SP-2 for details.

Water System

1.0 PURPOSE

The purpose of this report is to detail the design considerations and construction of a domestic water main for the Ben Harris Building project. This system will support the domestic water usage of the building and supply (2) fire hydrants on the periphery of the property and a fire protection system, see SP-2 attached.

2.0 PROJECTED WATER FLOW

The domestic water flow for this project is as follows:

The projected domestic water flow for the project was determined as follows:

Number of occupants= 200.

Proposed Plumbing Fixtures:

- (12) Toilets
- (9) Lavatories
- (3) Kitchen sinks
- (3) Water fountains
- (1) Hose bib

The peak water flow is 88 GPM based on plumbing code calculations.

The average water flow is 940 GPD based on 4.7 GPD per person.

Hydraulic calculations per NFPA-13 for sprinklers and NFPA-14 for stand pipe systems were performed and showed that the proposed water supply and piping arrangement were sufficient for proper operation without additional pumping equipment.

Fire hydrant flows when used are 250 GPM.

3.0 CONSTRUCTION

The water system for the project is to be fed from an 8" main in Union Boulevard through an 8" tap, which will feed (2) fire hydrants through an 8" pipe on the northeast perimeter of the property. The 8" water tap will also feed the building through a 6" pipe, see SP-1.

A 2" domestic water pipe will be split off the 6" water feed outside of the building.

A 6" combined class-1 standpipe and sprinkler feed will continue into the building.

There are no flood plains on the site, thus the backflow devices are above the 100-year floodplain.

Back flow preventers are to be specified on the building plans for the building domestic water and fire protection systems.

Final construction compliance certifications will include as-built drawings along with the testing of the back flow devices (form DOH-347).

Anthony J. Coppola, R.A.*Design, Architecture and Planning*375 Third Street
Newburgh, NY 12554Tel: 845-561-3559
Fax: 845-561-2051

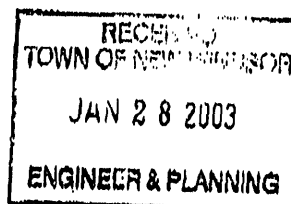
coppolaarchitect@aol.com

Monday, January 27, 2003

**PROJECT: BEN HARRIS - RIVER ROAD****Ben Harris Site Work
Construction Budget**

Item	Quantity	Unit Price	Total
Site Work:			
♦ Site Lighting -	20 PC	\$3,200	\$ 64,000.00
♦ Rough grading/Demolition			\$ 20,000.00
♦ Retaining Walls	930 LF	\$ 40.00	\$ 37,200.00
♦ Final grading			\$ 5,000.00
♦ Pavement	82,000 SF	\$ 1.50	\$ 123,000.00
♦ Striping		178 x 8	\$ 3,000.00
♦ Curbing	2,500 LF	\$ 11.00	\$ 27,500.00
♦ Sidewalks	220 SF	\$ 5.50	\$ 1,210.00
♦ Storm drainage- Infiltration System			\$ 20,000.00
catch basins	21 CB	\$ 1,000.00	\$ 21,000.00
piping	1,300 LF	\$ 25.00	\$ 32,500.00
♦ Site utilities-water	100 LF		\$ 6,000.00
sewer	160 LF		\$ 4,400.00
♦ Signage			\$ 1,000.00
♦ Landscaping	88 pc	\$ 100.00	\$ 8,800.00
♦ Dumpster Enclosure			\$ 1,000.00
Total:			\$ 377,610.00

340,710



340,710

02-01

Anthony J. Coppola, R.A.**Design, Architecture and Planning**375 Third Street
Newburgh, NY 12550Tel: 845-561-3559
Fax: 845-561-2951

coppolaarchitect@aol.com

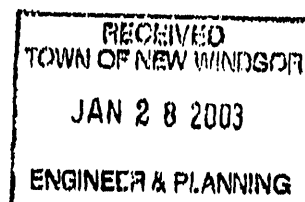
Monday, January 27, 2003

**PROJECT: BEN HARRIS - RIVER ROAD**

Ben Harris Public Improvement Construction Budget				
Item	Quantity		Unit Price	Total
Site Work:				
♦ Fire Hydrants & Piping @ 1 unit / hydrant	550	LF	55	\$ 30,000.00
Fire Hydrants	2		1800	
Wet Tap	1		2500	
Valves (8")				
Total:				\$ 30,000.00

30250
3600
2500

56,350



02-01

Central Valley Real Estate, Inc.

PO Box 487

Cornwall-on-Hudson, NY 12520

PH (845) 629-4748

June 4, 2003

Via Hand Delivery by Nick Cardaropoli, Jr.

Ms. Myra Mason
Planning Board Secretary
Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

**RE: P.B. #02-01 Site Plan Approval – River Road Location
Original Applicant Benjamin Harris**

Dear Ms. Mason:

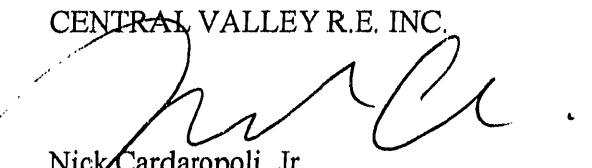
In accordance with State law we respectfully request two 90 day extensions on the conditional site plan approval for the above referenced project. This time will be used to clear all conditions of the site plan approval.

As per our records this extension will bring the date of the conditional site plan approval to 1/¹⁷~~12~~/04.

Please do not hesitate to contact me if you have any questions regarding the above.

Sincerely,

CENTRAL VALLEY R.E. INC.


Nick Cardaropoli, Jr.
President

Cc: Mr. Anthony Coppola, R.A.

② A
③ B
5 days
0 days



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, NY 12603

WILLIAM D. FITZPATRICK, P.E.
REGIONAL TRAFFIC ENGINEER
(845) 575-6040

ROBERT A. DENNISON III, P.E.
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN
COMMISSIONER

Richard A. Burns
NYSDOT Permits
112 Dickson Street
Newburgh, NY 12550
☎ (845) 565-9762

10 January, 2003

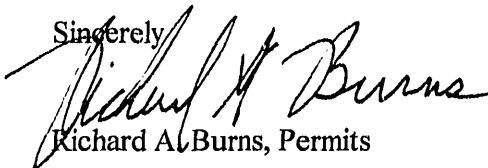
Mr. Mark J. Edsall, P.E., P.P.
Town of New Windsor Planning Board Engineer
555 Union Avenue
New Windsor, NY 12553

Re: Ben Harris Office Building, River Road, T/ New Windsor

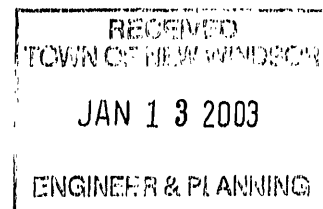
Dear Mr. Edsall,

NYSDOT has given conceptual approval for ROW access to the above referenced project.
A Highway Work Permit may be issued pending local approval and submission of the ancillary
paperwork. If I may be of further assistance, please advise.

Sincerely,


Richard A. Burns, Permits

cc: Glenn Boucher, Traffic
Anthony Coppola, Architect





STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, NY 12603

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REGIONAL DIRECTOR

JOSEPH H. BOADMAN
COMMISSIONER

02-01

Richard A. Burns
NYSDOT Permits
112 Dickson Street
Newburgh, NY 12550
(845) 565-9762

Post-It® Fax Note	7671	Date	1/10/03	# of pages	1
To	Anthony Coppola	From	Rich Burns		
Co./Dept.		Co.	DOT		
Phone #	561-3559	Phone #	565-9762		
Fax #	561-2051	Fax #	562-8522		

10 January, 2003

Mr. Mark J. Edsall, P.E., P.P.
Town of New Windsor Planning Board Engineer
555 Union Avenue
New Windsor, NY 12553

Re: Ben Harris Office Building, River Road, T/ New Windsor

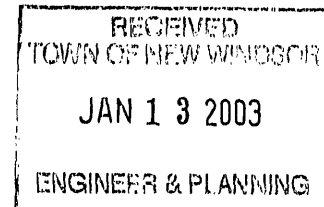
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A Highway Work Permit may be issued pending local approval and submission of the ancillary paperwork. If I may be of further assistance, please advise.

Sincerely
ORIGINAL SIGNED BY
RICHARD A. BURNS

Richard A. Burns, Permits

cc: Glenn Boucher, Traffic
➤ Anthony Coppola, Architect



Jan 10 2003 10:40 P.O.

Fax: 845-562-8592

PERMITS NEWBURGH

1/13/03
CC: M.E.



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ROBERT A. DENNISON III, P.E.
REGIONAL DIRECTOR

WILLIAM D. FITZPATRICK, P.E.
REGIONAL TRAFFIC ENGINEER
(845) 575-6040

JOSEPH H. BOARDMAN
COMMISSIONER

September 18, 2002

Mark Edsall
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

RE: Ben Harris Proposal

Dear Mr. Edsall:

We have completed a preliminary review of the subject plans, submitted to us on August 27, 2002. We question the need for three access points. Access points should be minimized and the site plan should be designed as such. Just because there is frontage on a road does not mean a drive should be granted along all frontages.

If you have any questions, please contact me at (845) 575-6054.

Very truly yours,

A handwritten signature in black ink, appearing to read "Glenn T. Boucher".

Glenn T. Boucher
Civil Engineer II

cc : Rich Burns, Permit Inspector, Residency 8-4

cc: M. Edsall
A. Coppola

P.B. # 02-01



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533

DAVID CHURCH, A.I.C.P.
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: *Town of New Windsor Planning Board*

Reference No.: NWT 02N

County I.D. No: 9-1-101

Applicant: *Ben Harris*

Proposed Action: *SEQR Lead Agency Coordination: 26,700 Sq. Ft. Office Building*

State, County, Inter-municipal Basis for Review: *SEQR*

Comments: *We have no objection to the Town of New Windsor Planning Board assuming Lead Agency status under SEQR for the project referenced above.*

Related Reviews and Permits:

County Action: Local Determination

Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date: *September 4, 2002*


Commissioner of Planning

cc: M.E.

A. Coppola

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Ben Harris _____, deposes and says that he resides
(OWNER)
at 190 Route 9W PO Box 780, Cornwall _____ in the County of Orange
(OWNER'S ADDRESS)
and State of New York _____ and that he is the owner of property tax map
(Sec. _____ Block _____ Lot _____)
designation number (Sec. 13 Block 5 Lot 29) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Anthony J. Coppola, RA - 375 Third Street, Newburgh, NY 12550
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 12/21/01 _____

Jeffery Smith _____
Witness' Signature

[Signature] _____
Owner's Signature

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

JAN - 2 2002

02-01

PROJECT I.D. NUMBER

617.21

SEQR

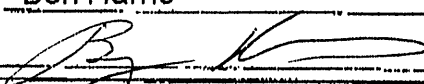
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Ben Harris		2. PROJECT NAME River Rd Project	
3. PROJECT LOCATION: Municipality New Windsor County Orange			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Intersection of River Rd, Union Ave, and Old Route 9W			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: Proposed Medical Office Building, three stories with a total square footage of 26,700			
7. AMOUNT OF LAND AFFECTED: Initially <u>3.23</u> acres Ultimately _____ acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(ies) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name Ben Harris		Date: 12-21-01	
Signature: 			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

JAN - 2 2002

02-01

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

- A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No
- B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No
- C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)
- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
 N/A
- C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 N/A
- C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 N/A
- C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
 N/A
- C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
 N/A
- C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
 N/A
- C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
 N/A
- D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

 Name of Lead Agency

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Proprietor (if different from responsible officer)

 Date

2

RECEIVED

JAN - 2 2002

02-01

00010543
"XX"

ATTACHMENTS

A. Flood Hazard Area Development Permit Application Form.

B. Certificate of Compliance ☒
Not in a flood zone

Anthony J. Coppola, RA

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

RECEIVED

JAN - 2 2002

02-01

New Office/Medical Office/Retail Building for Ben Harris River Road, Town of New Windsor, N.Y.

Bulk Table Requirements for NC Zoning District

Town of New Windsor, N.Y.		
Requirements	Required	Actual
Minimum Lot Size	10,000 s.f.	3.23 acres
Lot Width	100 feet	590.3 feet
Front Yard Setback	40 feet	40 feet
Rear Yard Setback	15 feet	NA
Side Yard Setback	15 feet/ 35 feet combined	NA
Max. Building Height	35 feet	34 feet
Required Street Frontage	NA	NA
Floor Area Ratio	1	0.18
Development Coverage	NA	NA
Parking Space Size	9'-0"x19'-0"	9'-0"x19'-0"
Required HC Parking	6	9
Required Parking	178	178
Parking Calculation; 1 space per 150 s.f. = 26,700 / 150 = 178 spaces.		
Required handicap parking is 6 spaces for less than 5 retail spaces. For 5 or more retail spaces, 178/20=9 handicaps spaces would be required 9 are provided at this time.		

Building Area & Height Values

Floor	Area(s.f.)	Floor Elevation
Garage		480.00
First Floor	8900	491
Second Floor	8900	502
Third Floor	8900	513
Roof (flat)		524
Total	26700	

* Note: The average grade at the building perimeter is approximately 490 feet.

Schedule Of Architectural Drawings:

- T1 Title Sheet & General Notes
- SP1 Site Plan
- SP2 Site Grading & Drainage Plan
- SP3 Site Utility Plan
- SP4 Site Landscaping Plan
- SP5 Site Lighting Plan
- SP6 Site Details
- SP7 Site Details
- SP8 Site Details



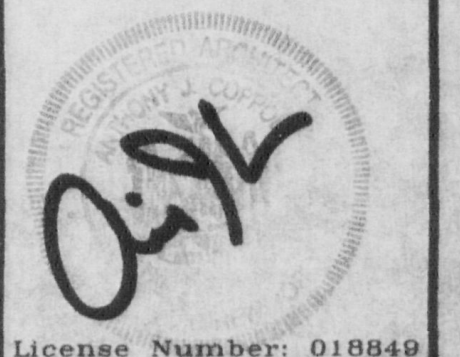
Site Plan Notes:

- The proposed building is for a four story retail/office building, allowable under uses A1-A4 of the Town of New Windsor Zoning Ordinance. The proposed building will be sprinklered.
- The project applicant is Ben Harris Realty, 3062 U.S. Route 9W South, Suite 100, New Windsor, New York.
- All building signs shall conform to the Town of New Windsor sign ordinance Section 48-18H.

Boundary and Topographical information from an original survey by Eustance and Horowitz, P.C. dated March 20, 1995.



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Proposed Office/Medical Office/Retail Building for Ben Harris

River Road
New Windsor, New York

Revisions
17/24/03

Drawn By:
AJC
Date:

10/17/02

SCALE:
AS NOTED

PROJECT NUMBER
01-66

Sheet No.

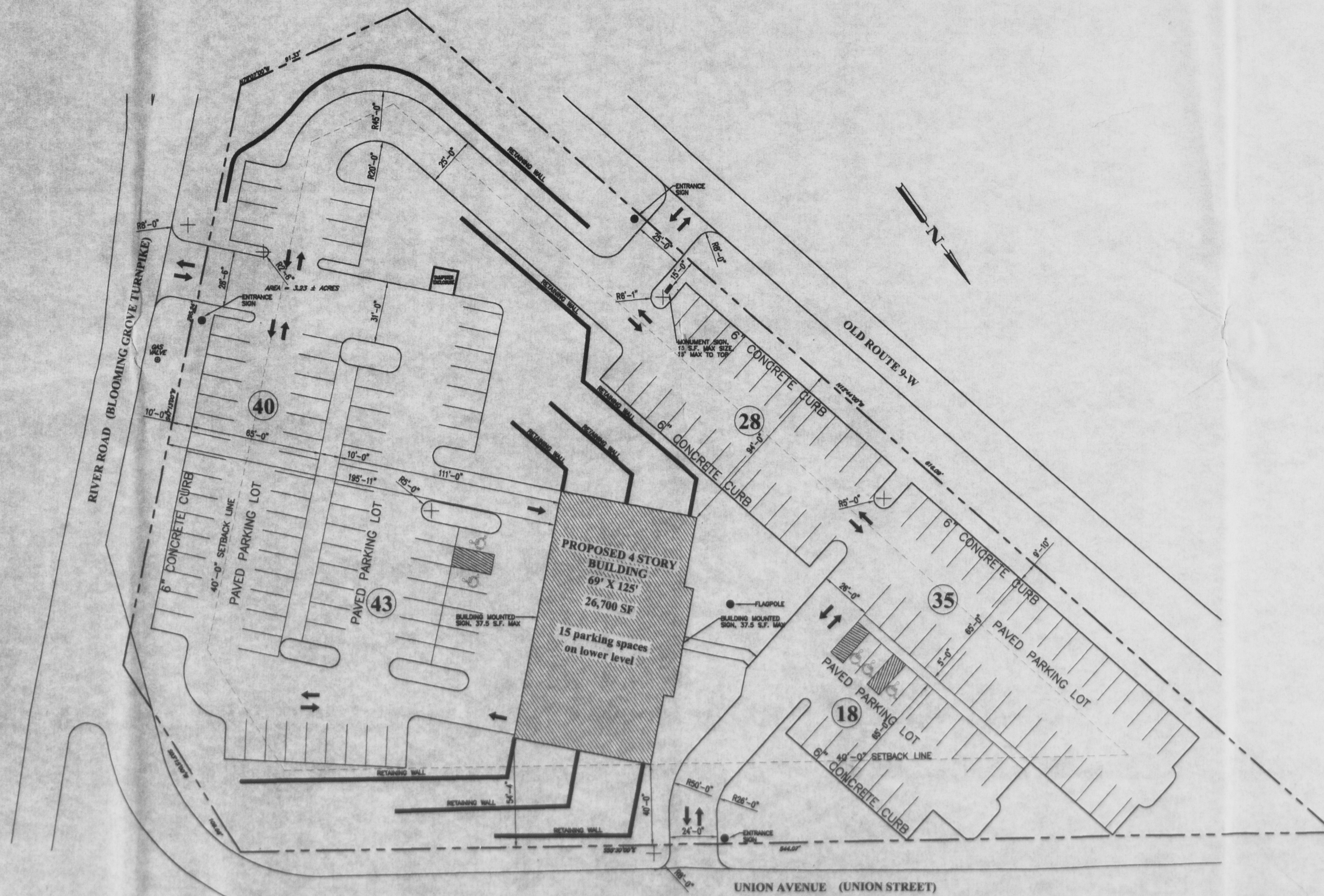
T1

Of 8

TITLE SHEET

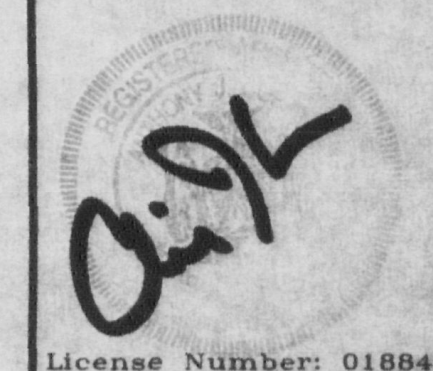


1 Garage Plan
 SP1 1"=30'-0"



2 Site Plan
 SP1 1"=30'-0"

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Proposed Office/Medical Office/Retail Building for Ben Harris

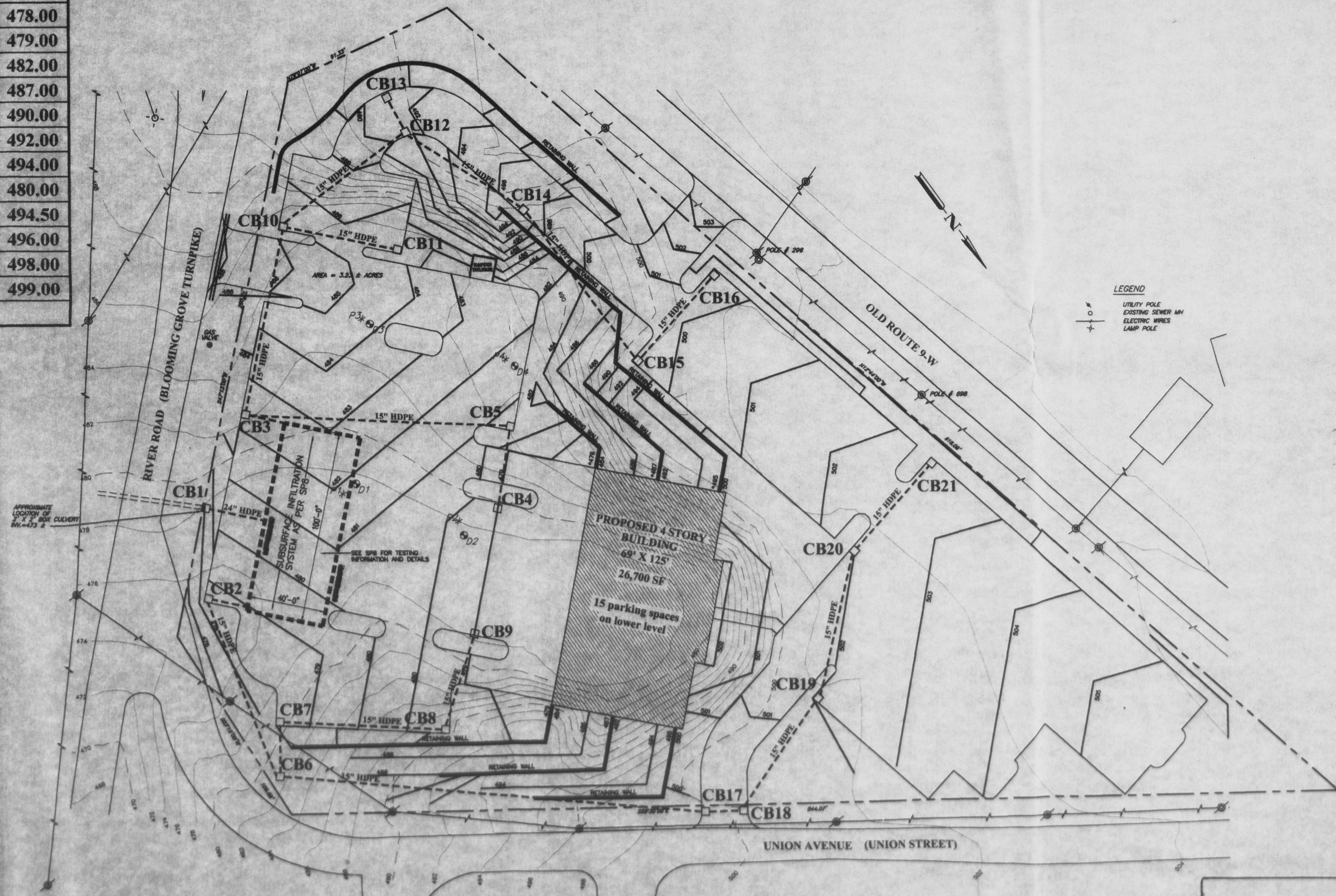
River Road
 New Windsor, New York

Revisions
1/24/03
Drawn By: AJC
Date: 10/2/02
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SITE PLAN

Sheet No.
SP1

Drainage Schedule					
Number	Type	Size	Top of Grate	Invert In	Invert Out
CB1	Catch Basin	3'-0" x 3'-6"	478.00	473.00	473.00
CB2	Catch Basin	3'-0" x 3'-6"	478.75	473.50	473.50
CB3	Catch Basin	3'-0" x 3'-6"	481.50	473.50	473.50
CB4	Catch Basin	3'-0" x 3'-6"	479.00	475.00	475.00
CB5	Catch Basin	3'-0" x 3'-6"	480.50	*	476.00
CB6	Catch Basin	3'-0" x 3'-6"	482.00	475.00	475.00
CB7	Catch Basin	3'-0" x 3'-6"	478.50	475.50	475.50
CB8	Catch Basin	3'-0" x 3'-6"	479.50	476.00	476.00
CB9	Catch Basin	3'-0" x 3'-6"	479.00	*	476.50
CB10	Catch Basin	3'-0" x 3'-6"	485.00	478.00	478.00
CB11	Catch Basin	3'-0" x 3'-6"	485.00	*	479.00
CB12	Catch Basin	3'-0" x 3'-6"	491.00	482.00	482.00
CB13	Catch Basin	3'-0" x 3'-6"	491.00	*	487.00
CB14	Catch Basin	3'-0" x 3'-6"	497.00	490.00	490.00
CB15	Catch Basin	3'-0" x 3'-6"	499.00	492.00	492.00
CB16	Catch Basin	3'-0" x 3'-6"	499.00	*	494.00
CB17	Catch Basin	3'-0" x 3'-6"	499.50	493.00	480.00
CB18	Catch Basin	3'-0" x 3'-6"	499.50	494.50	494.50
CB19	Catch Basin	3'-0" x 3'-6"	501.75	496.00	496.00
CB20	Catch Basin	3'-0" x 3'-6"	502.25	498.00	498.00
CB21	Catch Basin	3'-0" x 3'-6"	502.25	*	499.00



1 Site Grading & Drainage Plan
 SP2 1"=30'-0"

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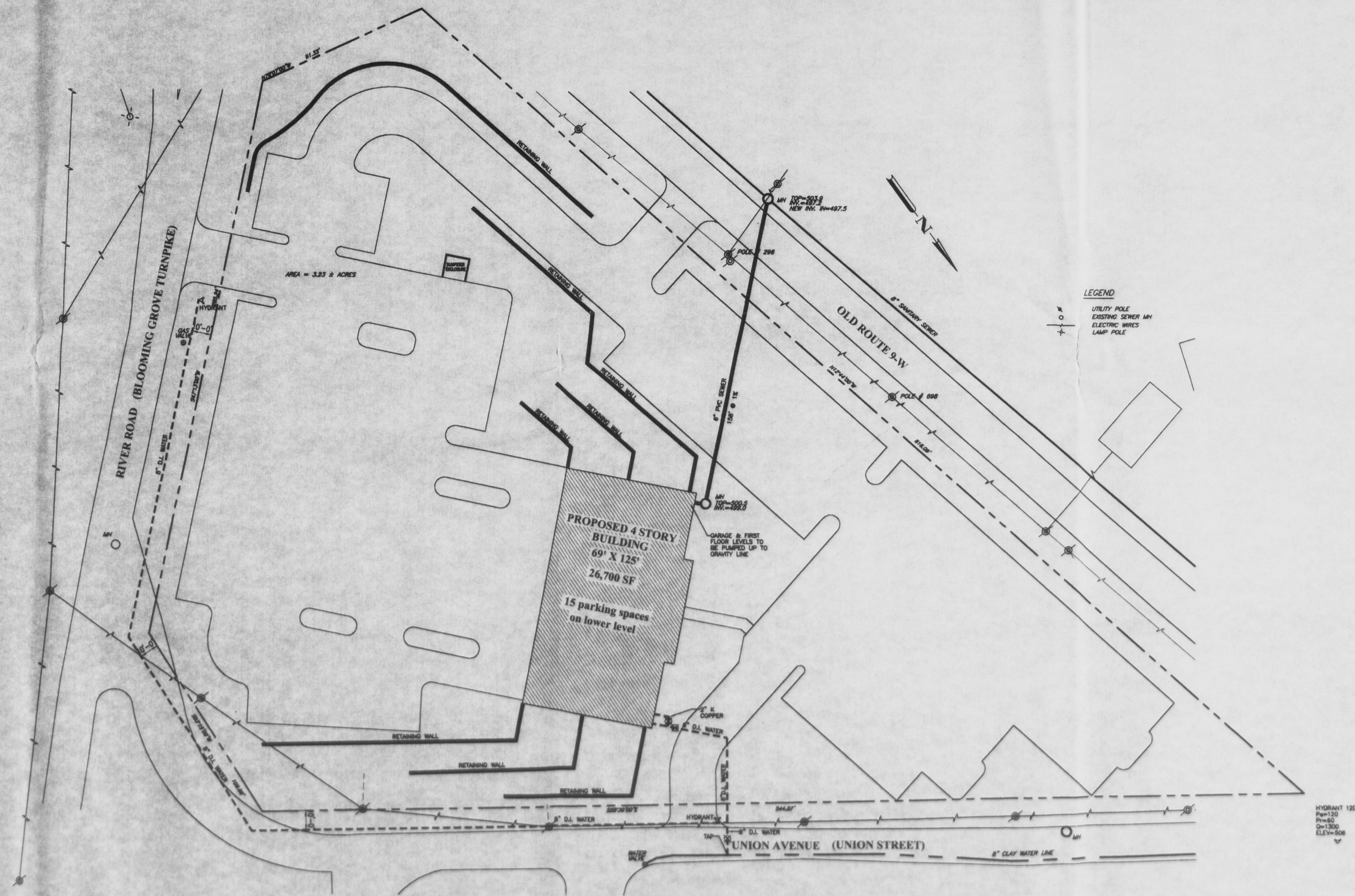


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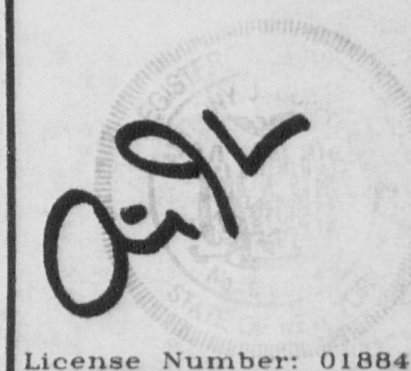
Sheet No.
SP2
 OF 8

SITE GRADING & DRAINAGE



1
SP3 Site Utility Plan
1"=30'-0"

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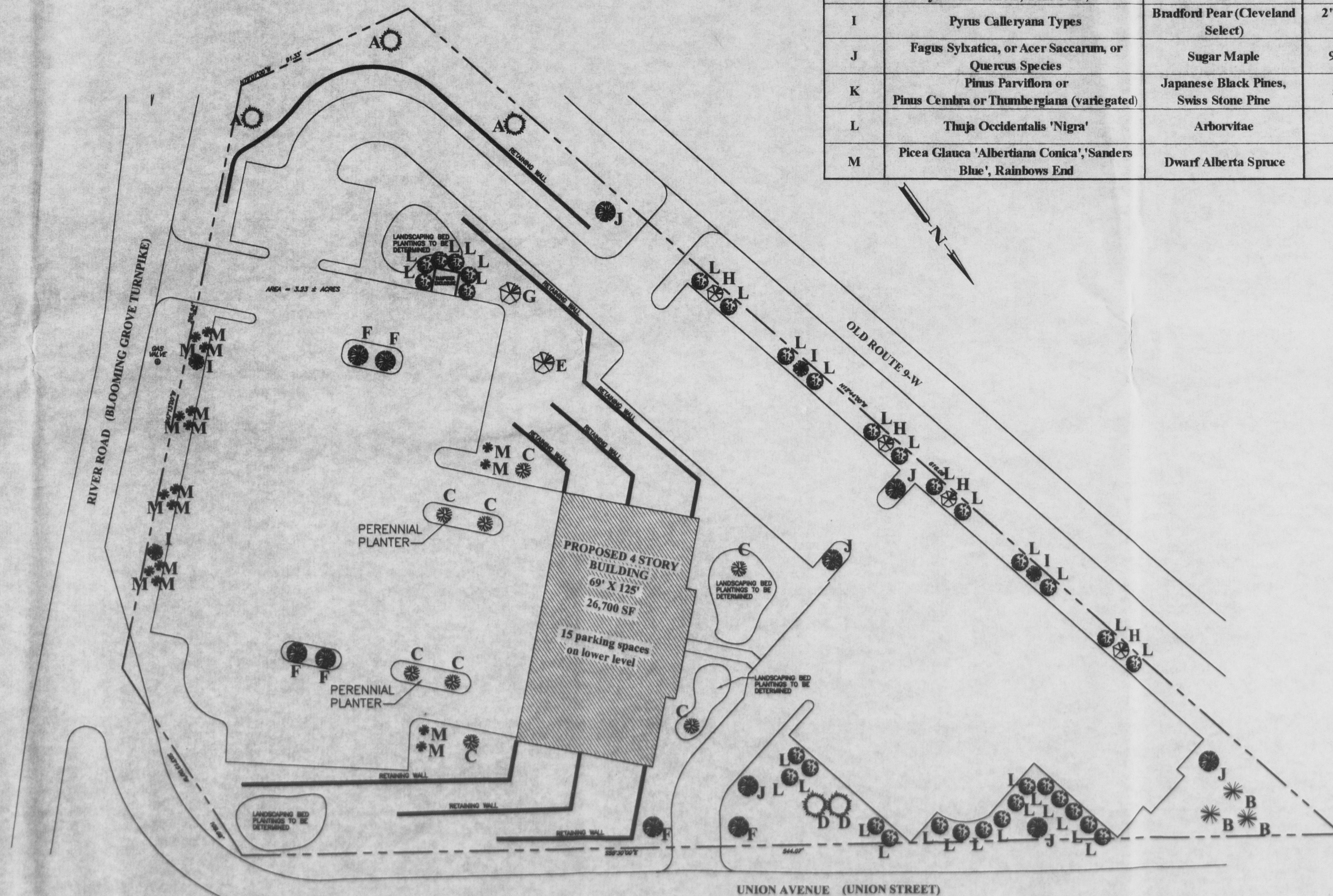
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New Windsor, New York

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SITE UTILITY PLAN

Sheet No.

SP3



Landscaping Schedule:				
Symbol	Latin Name	Common Name	Size	Quantity
A	Picea Pungens 'Thompson', or Hoopsi	Blue Spruce	5'-7' tall	3
B	Picea Abies or Pinus Strobus	Norway Spruce	6'-7' tall	3
C	Acer Palmatum 'Bloodgood'	Japanese Maple	5'	8
D	Columnar Picea Abies or Pungensis, or Columnar Pinus Types	Columnar Austrian Pine	5'-6' tall	2
E	Fagus Sylvatica 'Red Oblisk'	Columnar Red Purple Beech	2 1/2" to 3" caliper	1
F	Cornus Florida Flowering Dogwood	Purple or Copper Beech	2 1/2" to 3" caliper	6
G	Fagus Sylvatica	Beech	2 1/2" to 3" caliper	1
H	Pinus Strobus-Hillside Winter Gold Pinus Sylvestris 'Aurea', 'Gold Coin', Etc	Gold Pines, Winter Gold Pines	36" tall	4
I	Pyrus Calleryana Types	Bradford Pear (Cleveland Select)	2" to 2 1/2" caliper	4
J	Fagus Sylxatica, or Acer Saccarum, or Quercus Species	Sugar Maple	9'-10' tall	6
K	Pinus Parviflora or Pinus Cembra or Thumbergiana (variegated)	Japanese Black Pines, Swiss Stone Pine	5'-6' tall	0
L	Thuja Occidentalis 'Nigra'	Arborvitae		34
M	Picea Glauca 'Albertiana Conica', 'Sanders Blue', Rainbows End	Dwarf Alberta Spruce	3' tall	16

1 Site Landscaping Plan
SP4 1"=30'-0"

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Signature
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Sheet No.
SP4

SITE LANDSCAPING PLAN

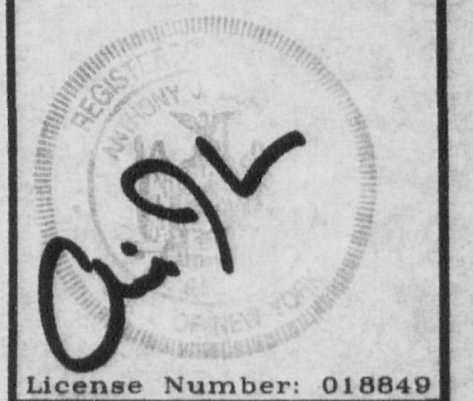
Site Lighting Schedule

Label	Quantity	Mounting Height	Catalog Number	Detail #
A	20	15'-0"	Lumec 150MH-L40-PCC-SGFM-X-1/ RA41-15-DK	1/SP5

Site Lighting Notes:

- All parking lighting as manufactured by Thomas Lighting Co., distributed by Pyramid Lighting Group., (914) 699-1996

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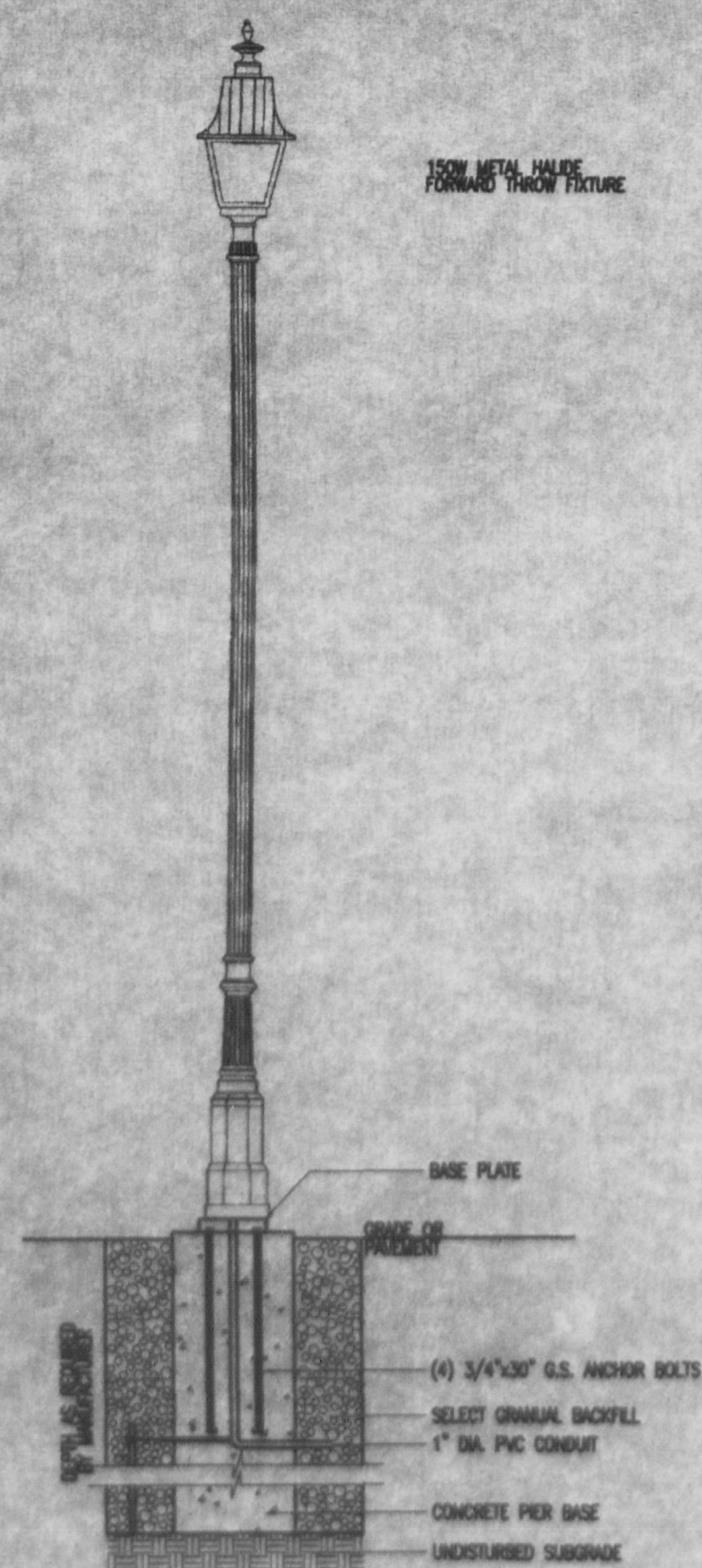
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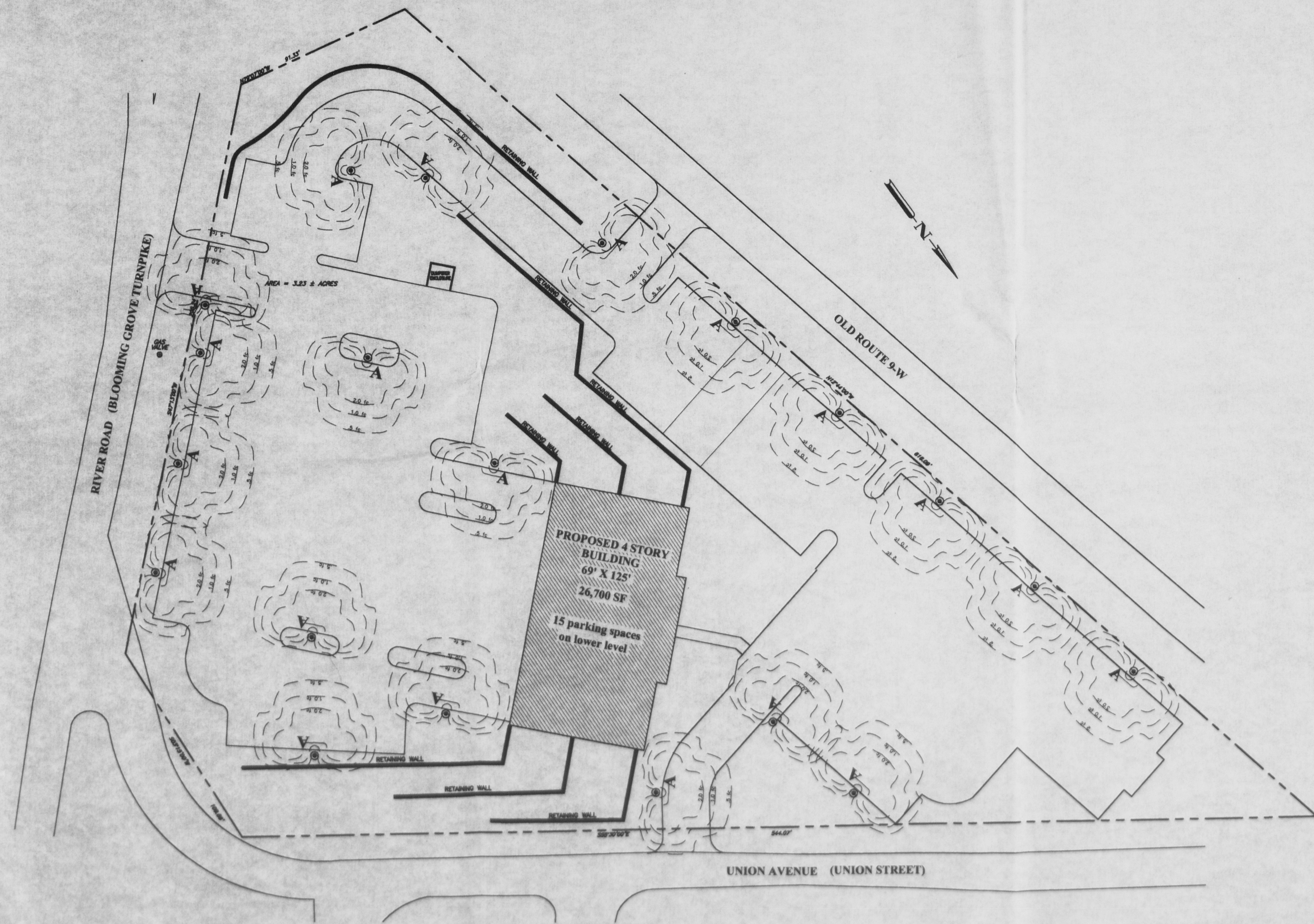
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SP5

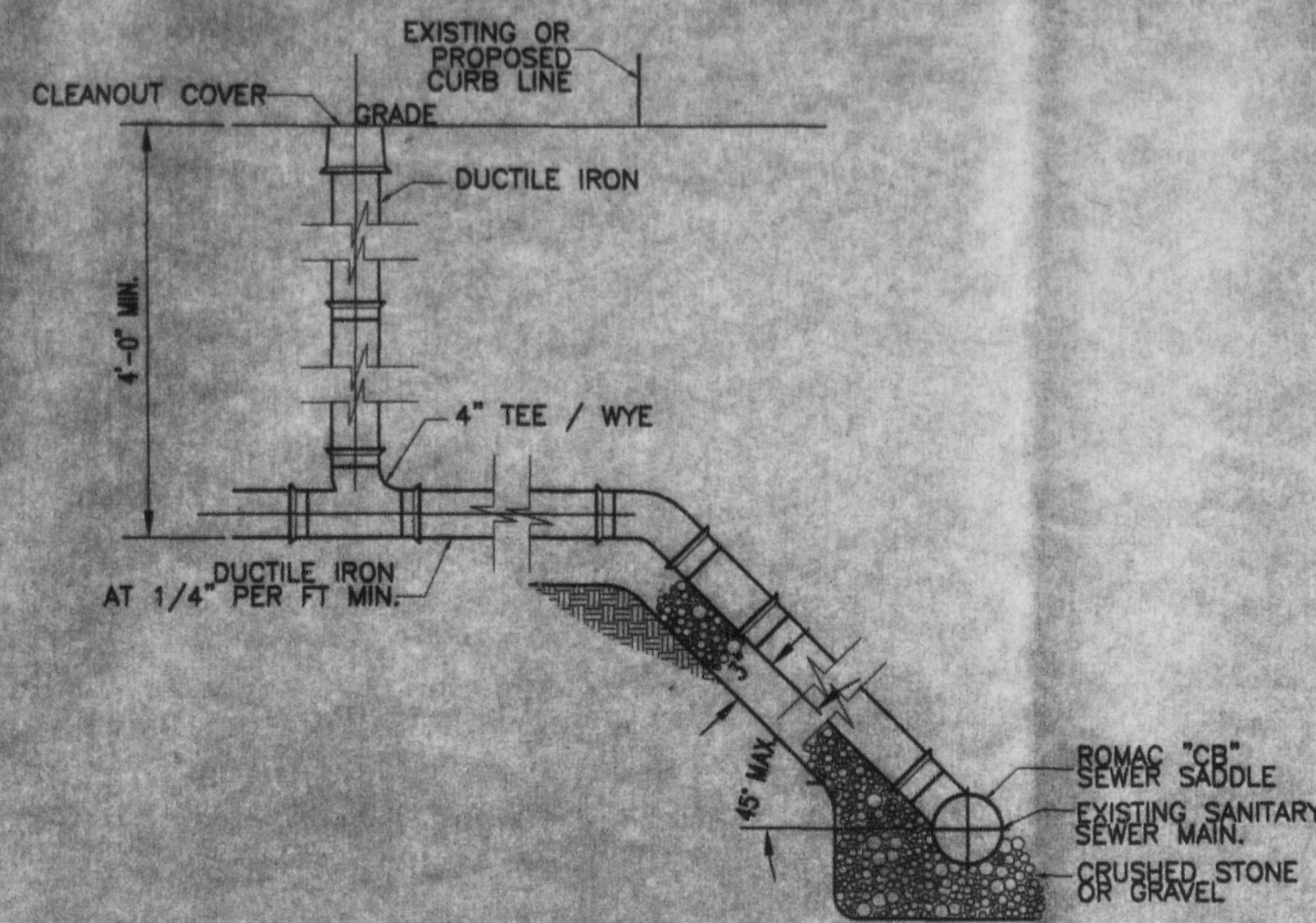
SITE LIGHTING PLAN



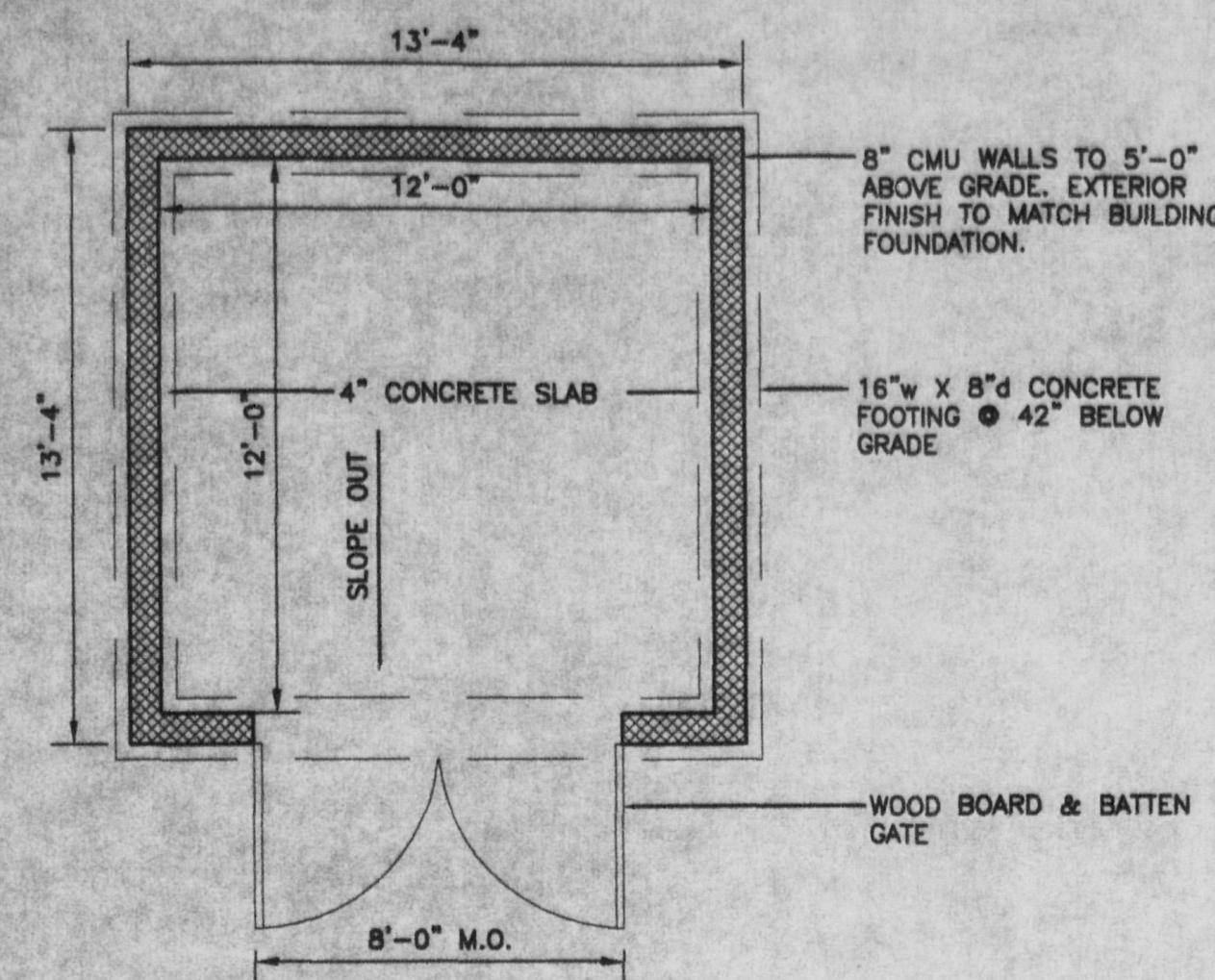
1 Lighting Detail
 SP5 NTS



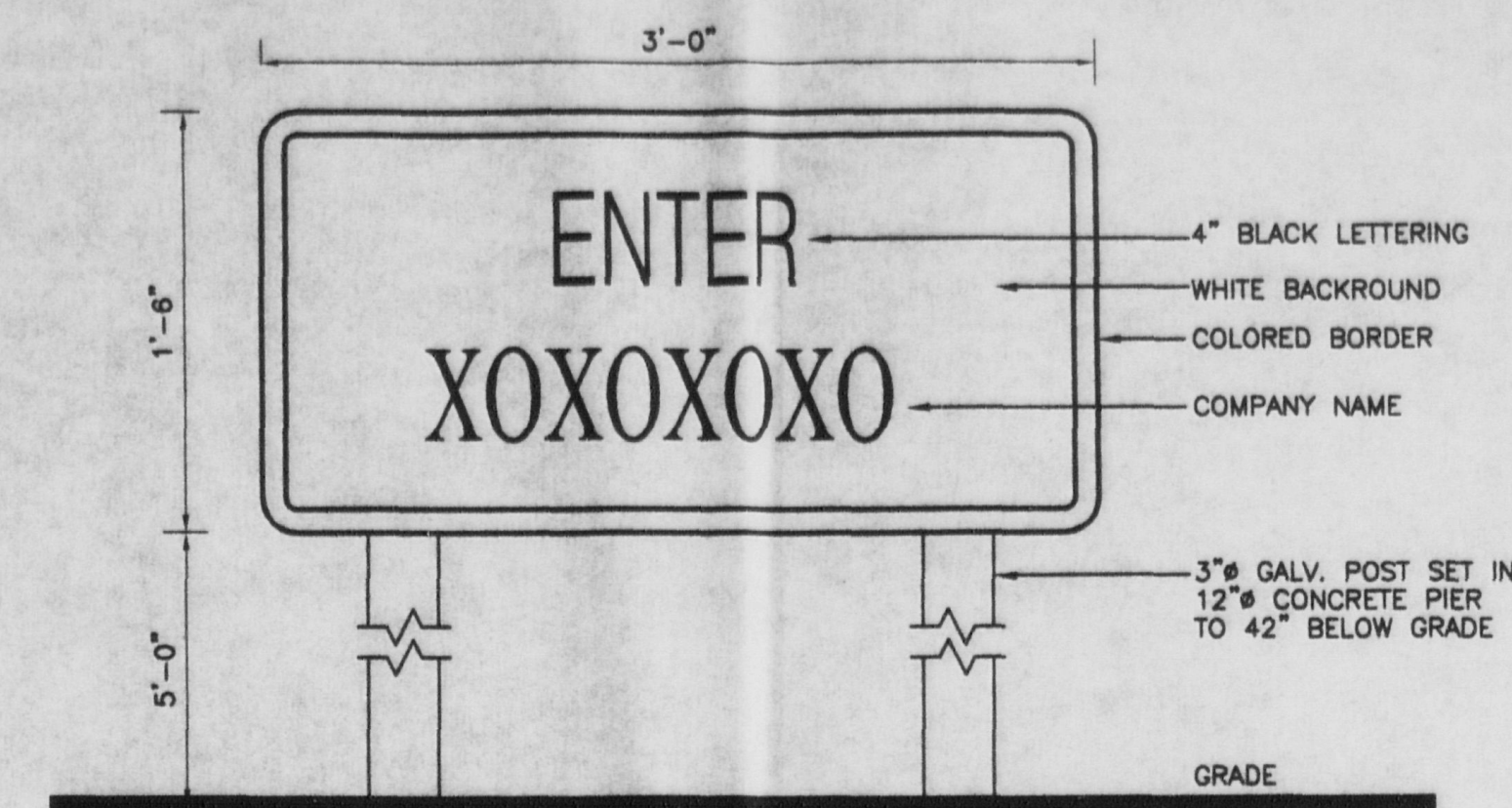
2 Site Lighting Plan
 SP5 1"=30'-0"



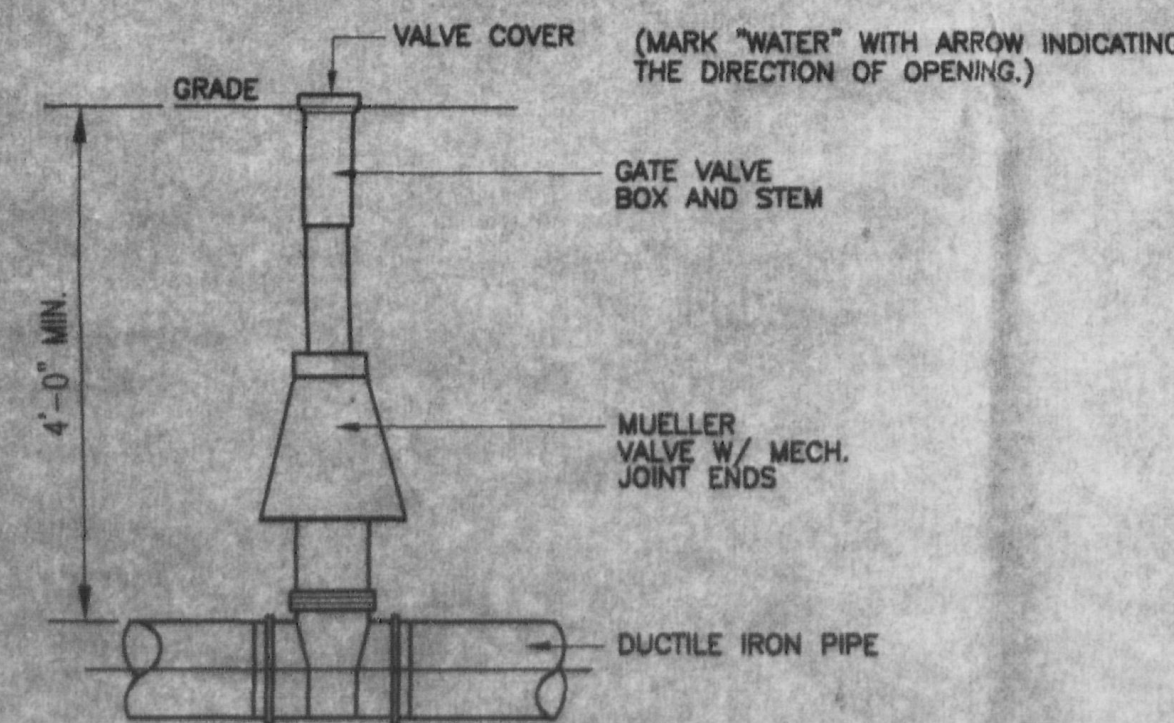
1 Sewer Connection Detail
SP6 NTS



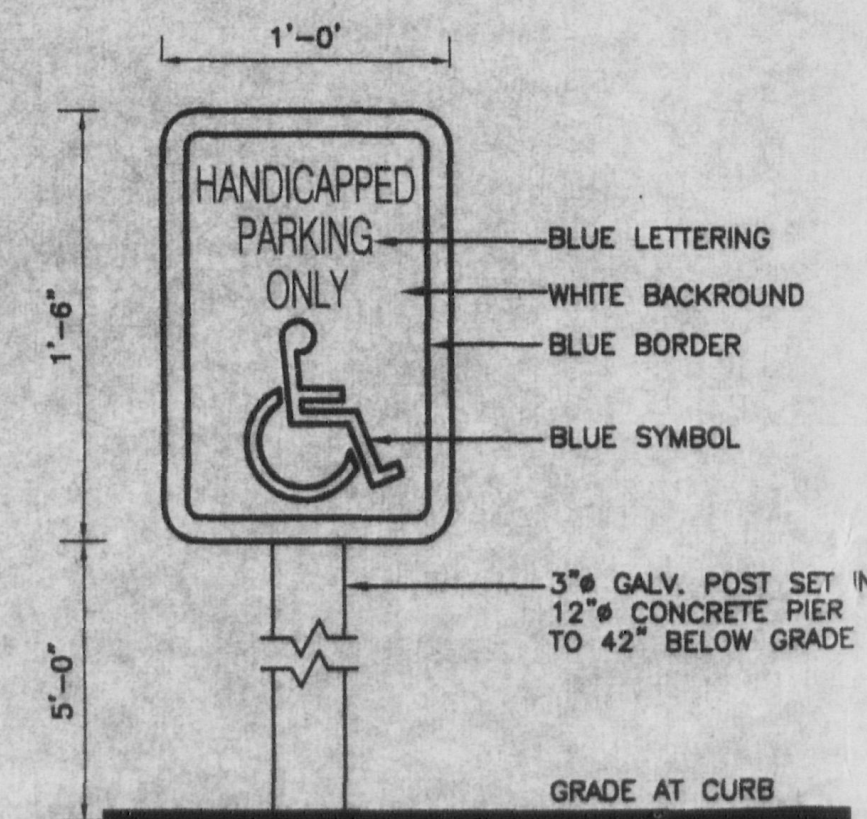
2 C.M.U. Enclosure Detail
SP6 Scale: 1/4" = 1'-0"



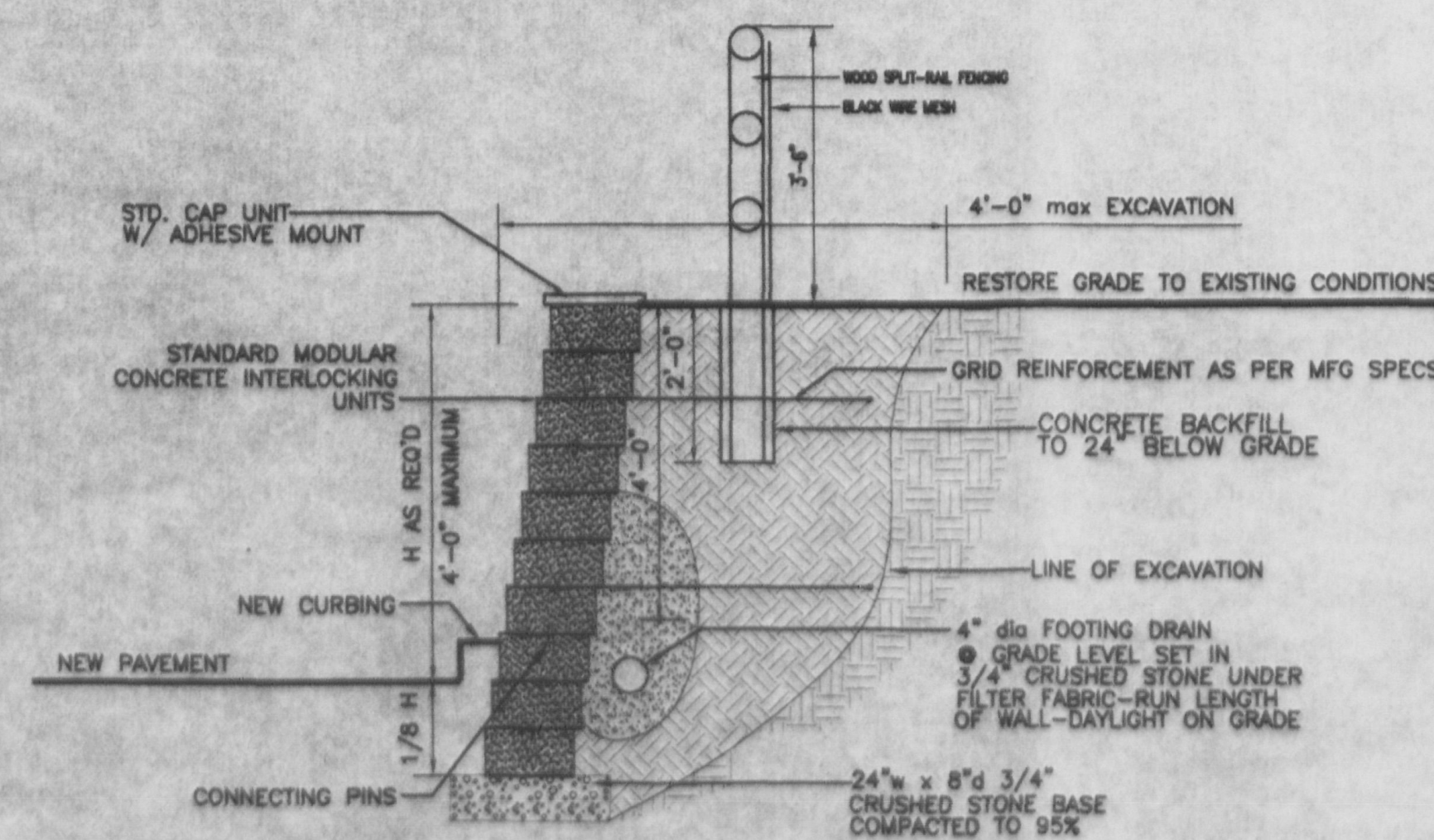
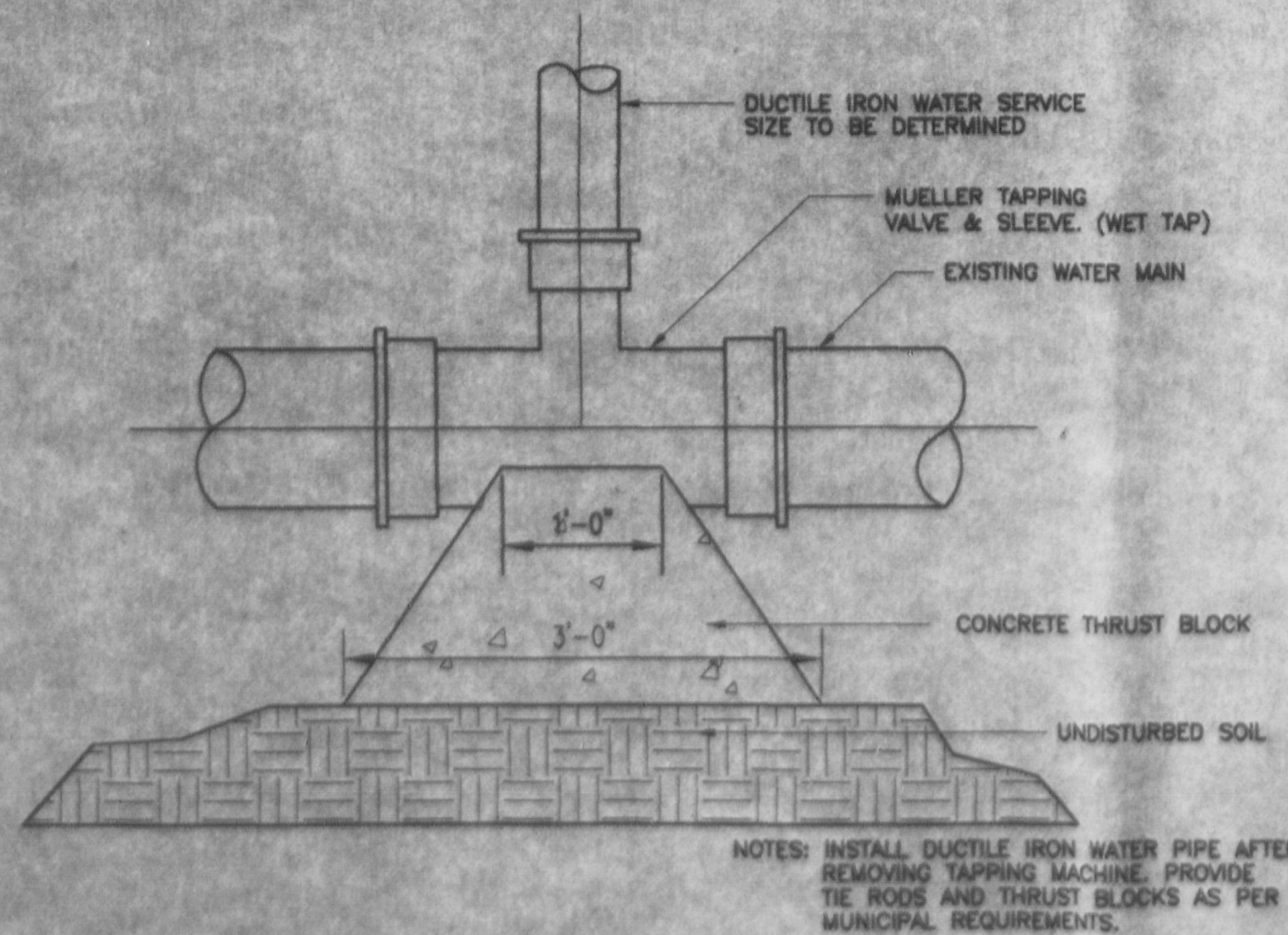
6 Entrance Sign Detail
SP6 Scale: 1 1/2" = 1'-0"



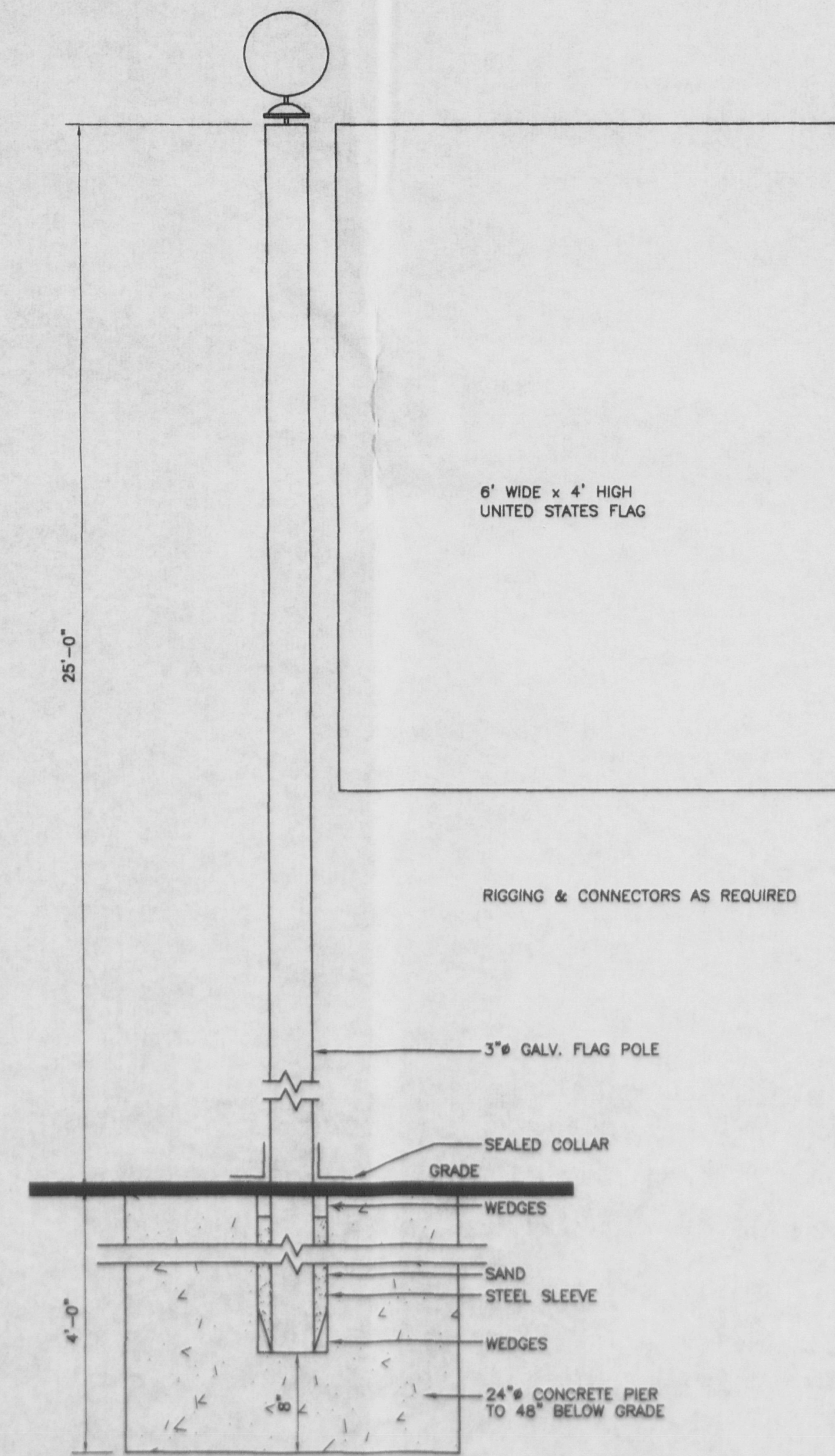
4 Water Tap Detail
SP2 NTS



3 Handicapped Parking Sign Detail
SP6 Scale: 1 1/2" = 1'-0"



5 Typical Railing & Retaining Wall Detail
SP6 NTS



7 Flag Pole Detail
SP6 NTS

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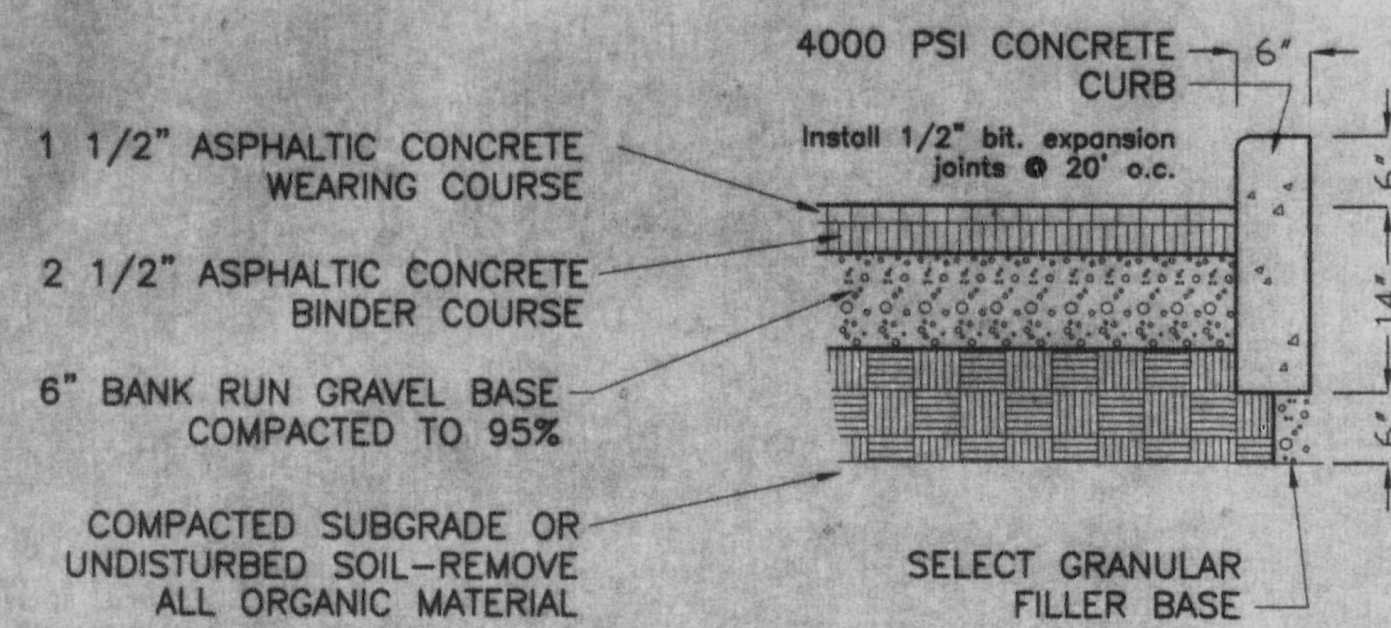
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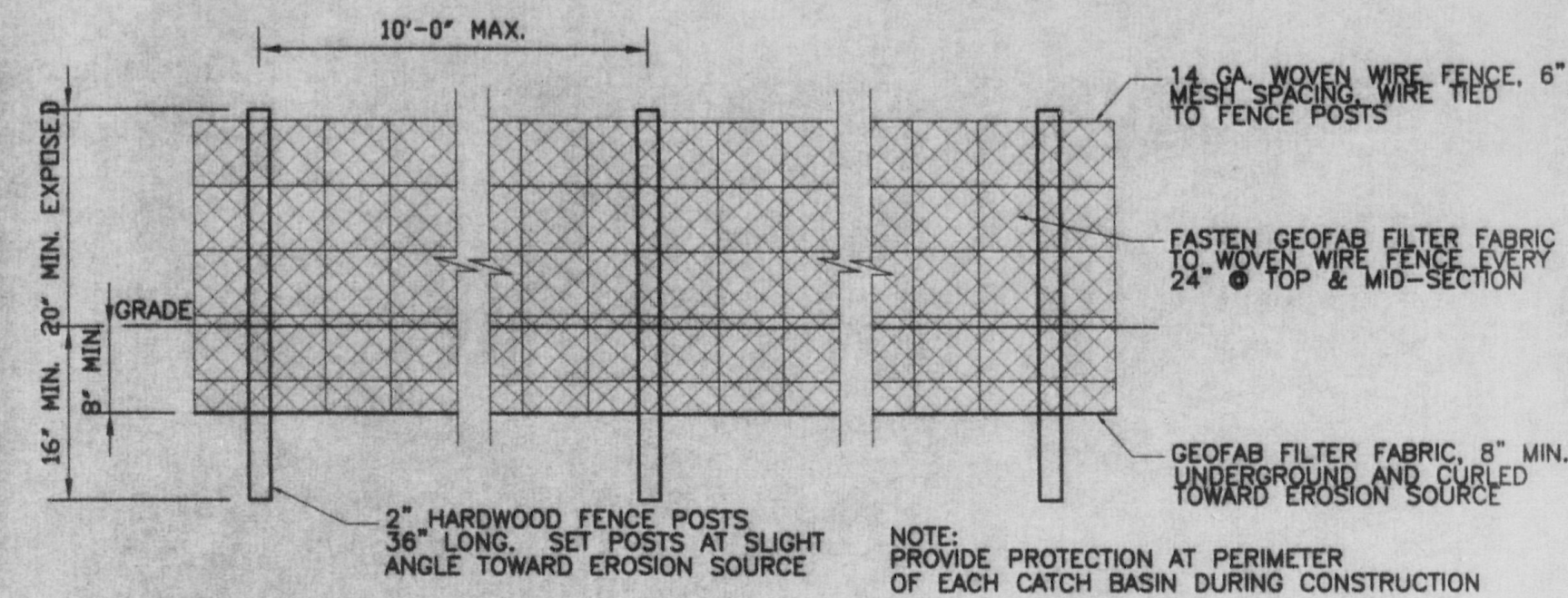
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SITE DETAILS

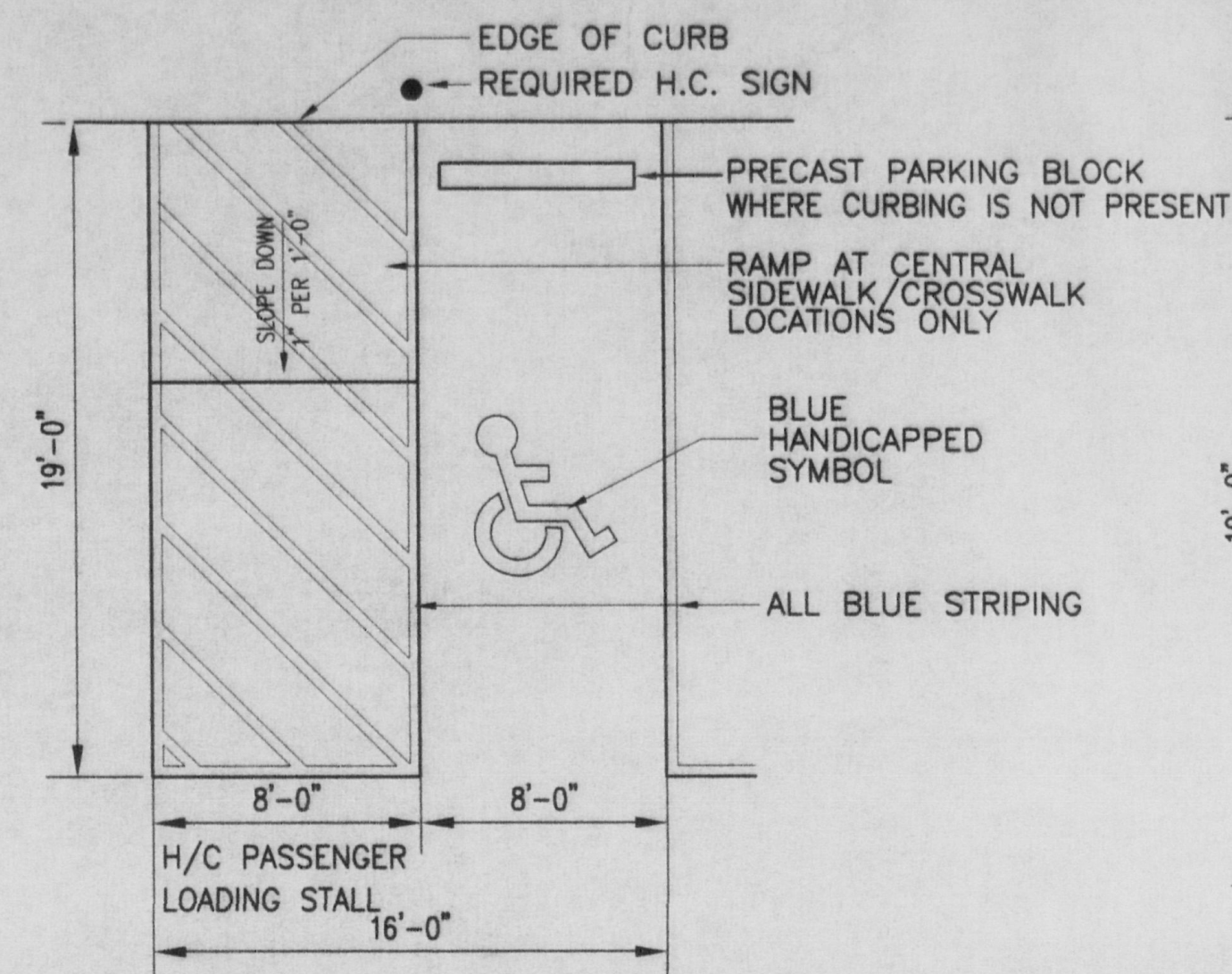
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SP6
Of 8



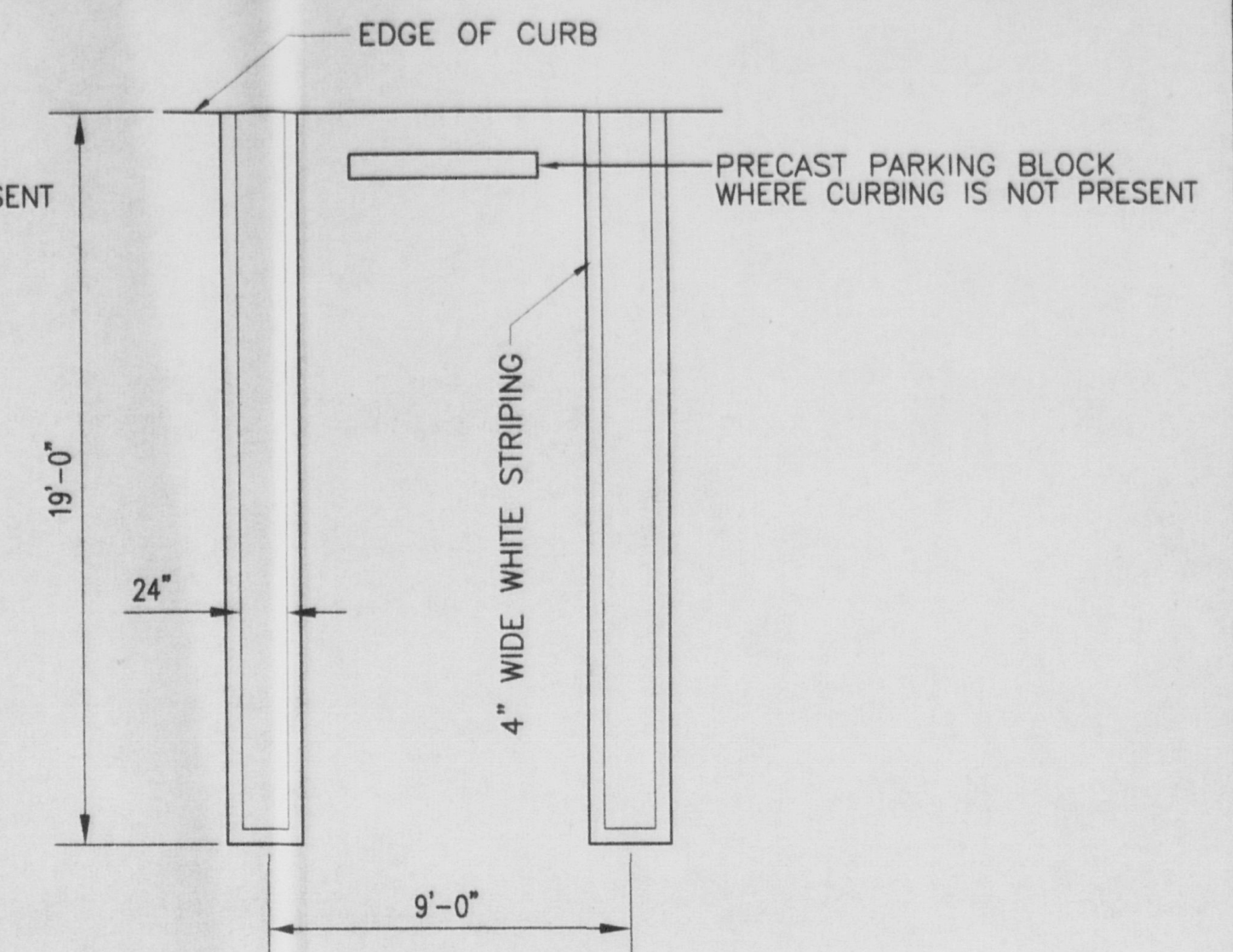
1 Pavement & Curb Detail
 SP7 Scale: 1"=1'-0"



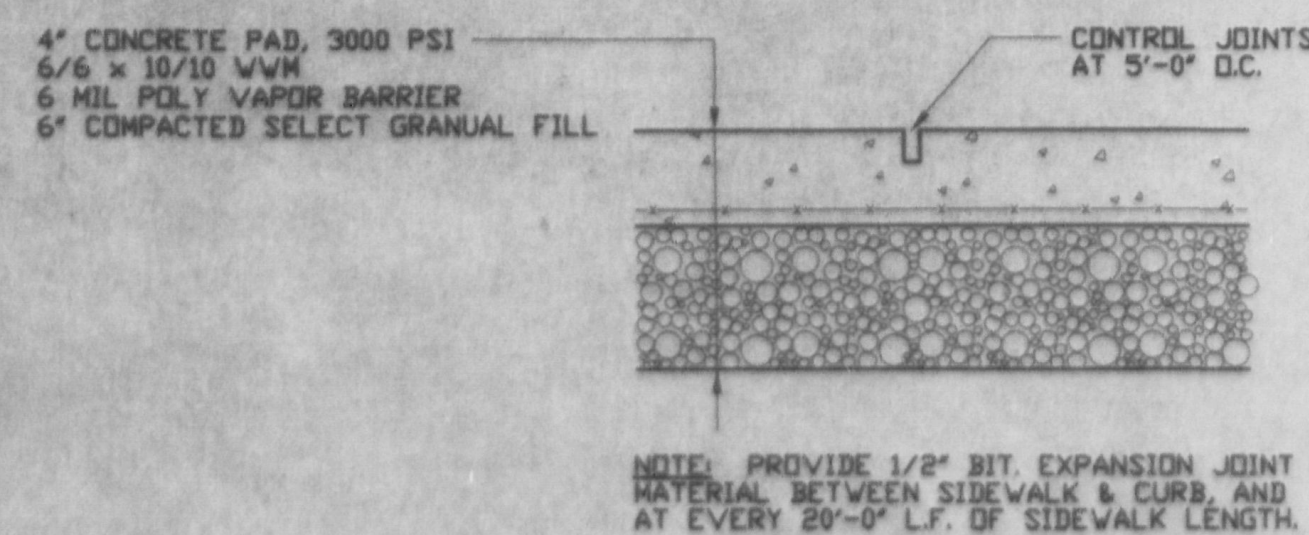
2 Erosion Control Fence Detail
 SP7 NTS



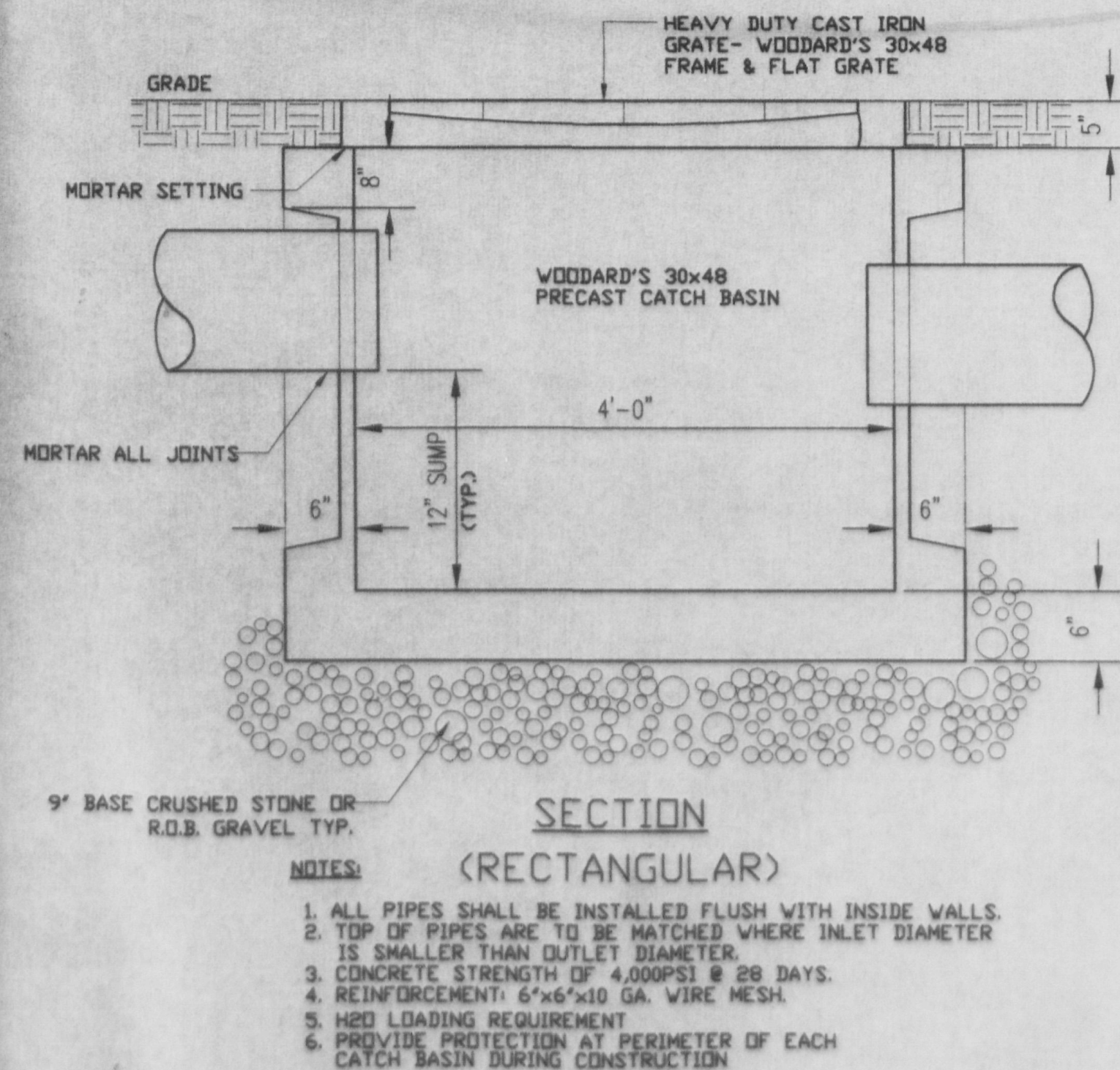
3 HC Space Detail
 SP7 Scale: 1-1/2"=1'-0"



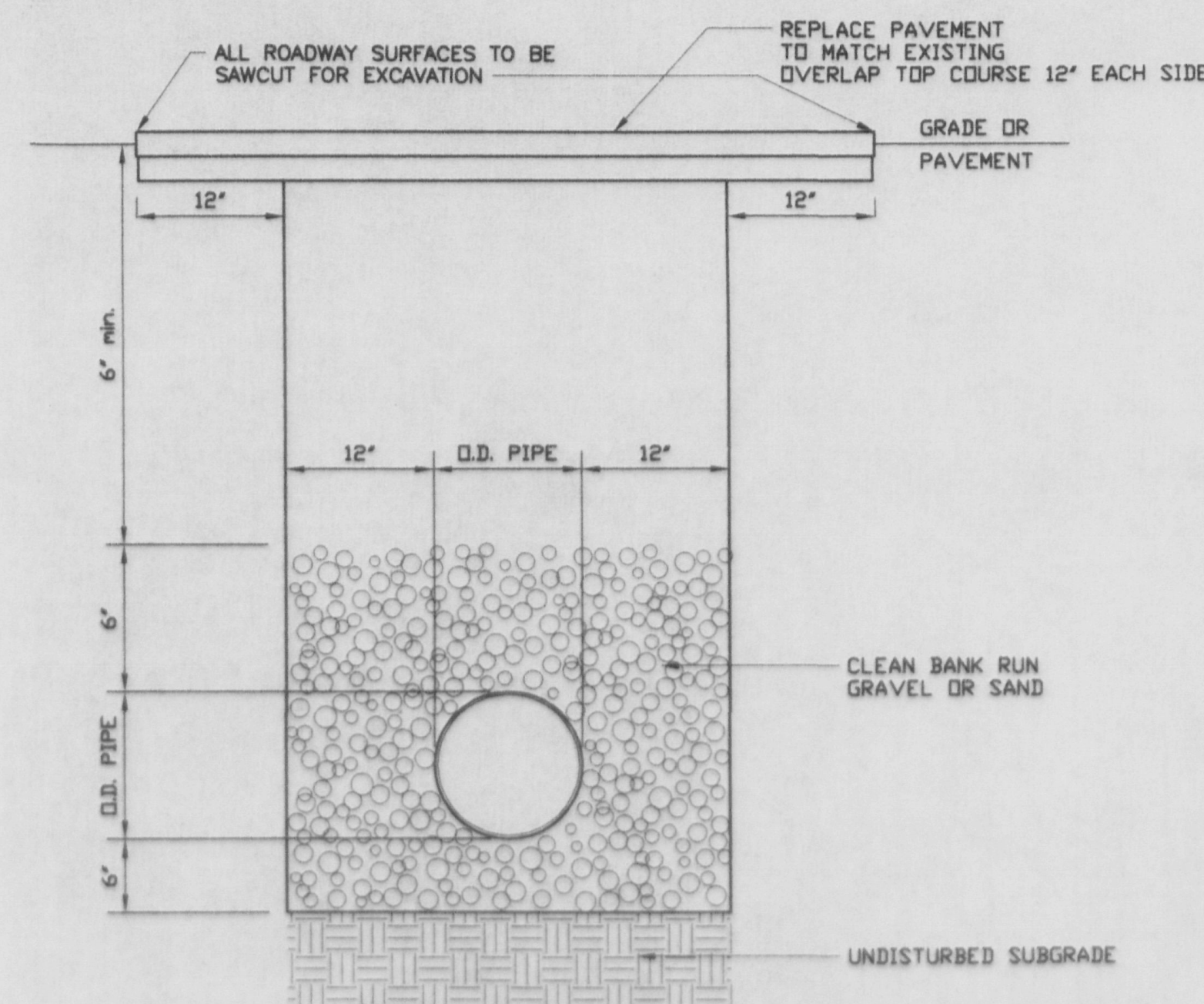
4 Typical Parking Space
 SP7 NTS



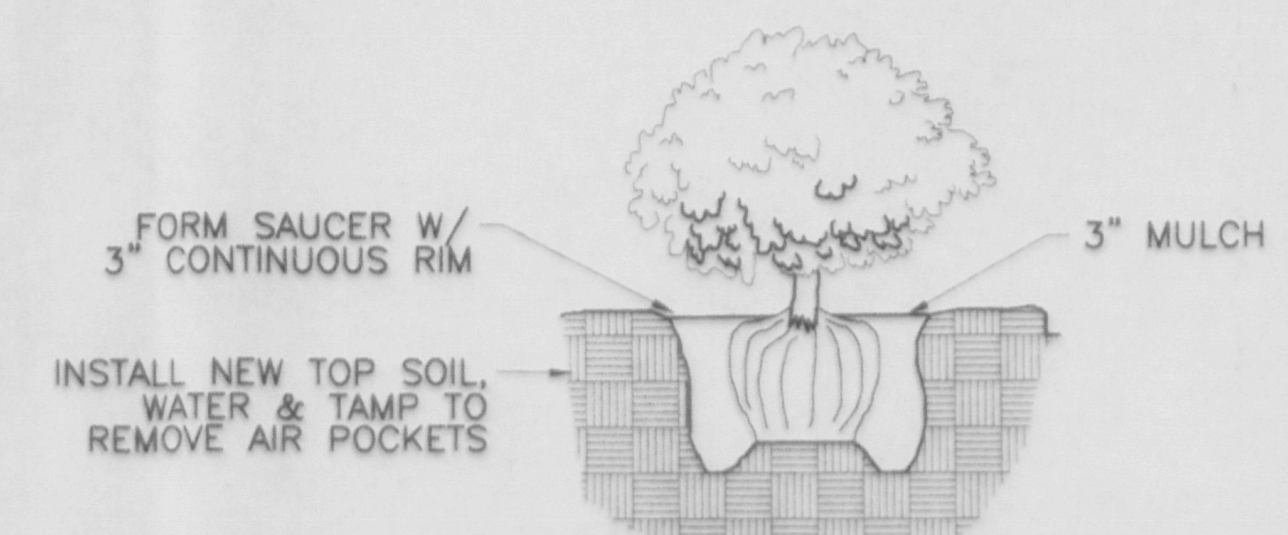
5 Walkway Detail
 SP7 Scale: 1"=1'-0"



6 Catch Basin Detail
 SP7 Scale: 1-1/2"=1'-0"



7 Typical Trench Detail
 SP7 Scale: 1-1/2"=1'-0"



8 Planting Detail
 SP7 NTS

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SP7
 License Number: 018849

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 Sheet No. SP7

SITE DETAILS

DEEP HOLE LOCATION:

A-D1	67'	A-D2	135'
B-D1	118'	B-D2	175'
A-P1	71'	A-P2	130'
B-P1	120'	B-P2	170'
A-D3	129.8'	A-D4	176''
B-D3	77.7'	B-D4	154'
A-P3	127'	A-P4	162'
B-P3	73.6'	B-P4	157'

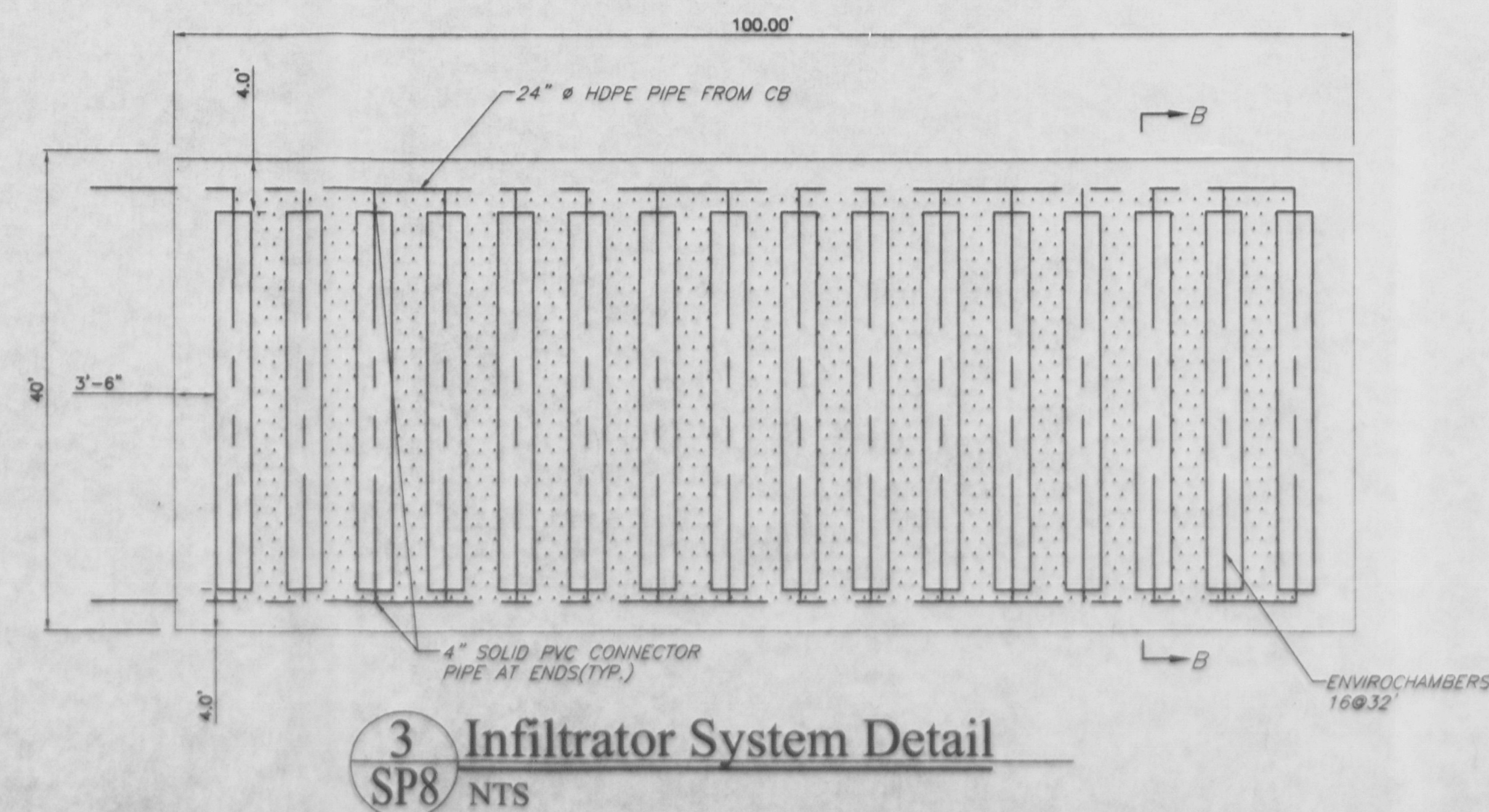
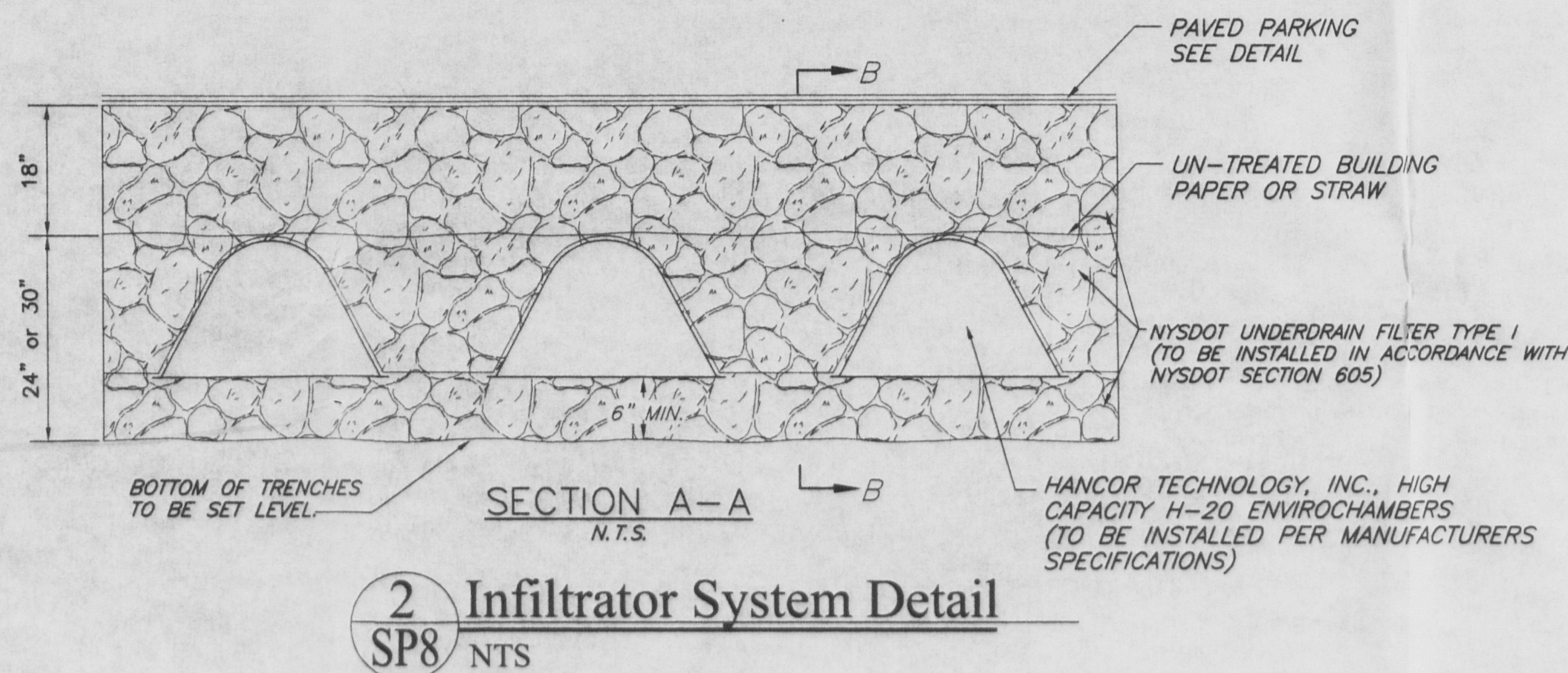
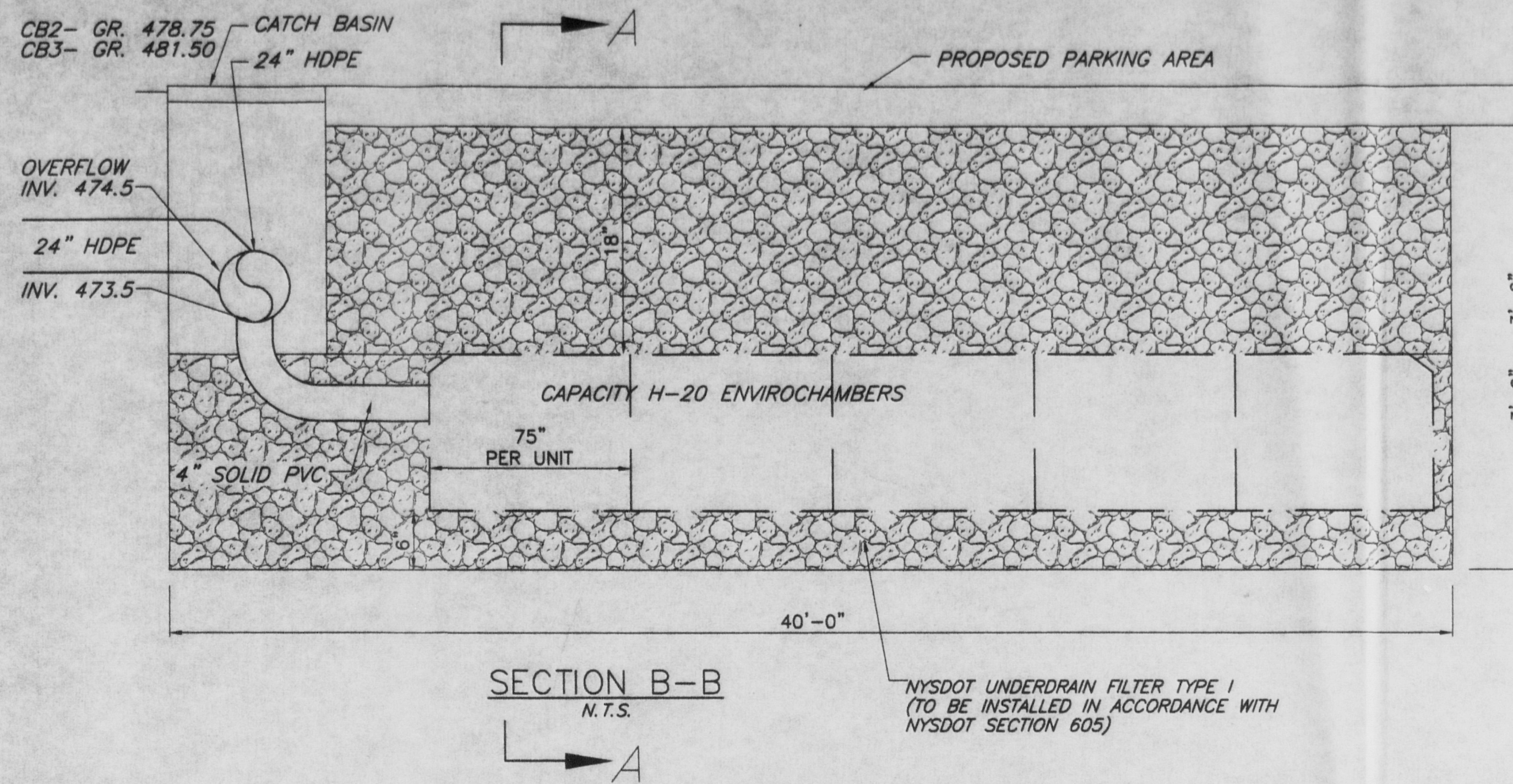
DEEP TEST DATA:

- D1 5'-5" DEEP 09/30/02
 0-8" TOPSOIL
 8"-65" ROCKY GRAVELY LOAM
 (MED-LARGE BOULDERS)
 ROCK @ 65" NO WATER
- D2 6'-5" DEEP 09/30/02
 0-6" TOPSOIL
 6"-48" TIGHT GREY LOAM
 48"-36" SILTY LOAM
 36"-77" DARK ROCKY CLAY W/ SOME GRAVEL
 NO ROCK OR WATER
- D3 7'-0" DEEP 09/30/02
 0-10" TOPSOIL
 10"-84" VERY COMPACT CLAY
 1/2 OF MOTTELLING @ 2'
 NO ROCK OR WATER
- D4 6'-0" DEEP 09/30/02
 0-6" TOPSOIL
 8"-72" VERY ROCKY GRAVELY SILTY LOAM
 NO ROCK OR WATER

PERCOLATION DATA:

* P1	24" DEEP	09/30/02			
FINISH	11:19	11:20	11:22	11:24	11:26
START	11:18	11:19	11:20	11:22	11:24
TIME	:01	:01	:02	:02	:02
STABILIZED PERCOLATION RATE: 02 MINUTES /INCH					
* P2	48" DEEP	09/30/02			
FINISH	FAIL	FAIL	FAIL		
START	11:37	FAIL	FAIL		
TIME	FAIL				
STABILIZED PERCOLATION RATE: FAIL					
* P3	48" DEEP	09/30/02			
FINISH	12:09	12:11	12:14	12:18	12:21
START	12:08	12:09	12:11	12:15	12:18
TIME	:01	:02	:03	:03	:03
STABILIZED PERCOLATION RATE: 03 MINUTES /INCH					
* P4	24" DEEP	09/30/02			
FINISH	10:43	10:46	10:53	10:58	11:03
START	10:40	10:43	10:48	10:53	10:58
TIME	:03	:03	:05	:05	:05
STABILIZED PERCOLATION RATE: 05 MINUTES /INCH					

ALL TESTING AND DRAINAGE DESIGN PREPARED BY
TACONIC DESIGN CONSULTANTS, INC.
SEE DRAINAGE REPORT DATED OCTOBER 1, 2002
FOR FURTHER INFORMATION.



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SP8
 Of 8

SITE DETAILS